

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MARCH 26, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - WYLIE MEDIA CENTER

ROLL CALL

PUBLIC HEARINGS

1. APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE; THE VICON SUPPLY COMPANY, 2290 BISHOP CIRCLE EAST

APPROVAL OF MINUTES OF THE MARCH 13, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. FRED ALANIZ, JOT JOHNSON, REPRESENTING TV-22 AS AFFILIATED WITH CLEAR CABLEVISION, SALINE.
2. KNIGHTS OF COLUMBUS REPRESENTATIVE - TOOTSIE ROLL DRIVE
3. HENRY MUELLER, TEAMSTERS LOCAL 214

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

- 1.
- 2.

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION APPROVING APPLICATION OF THE VICON SUPPLY COMPANY FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY.
2. ORDINANCE TO AMEND UNIFORM TRAFFIC CODE; FINAL READING.
3. RESOLUTION TO VACATE PUBLIC STREET; PORTION OF EASTERN DAN HOEY RIGHT-OF-WAY (ON TABLE)

OLD BUSINESS

1. SUBCONTRACTING SIDEWALKS; POSSIBLE BUDGET AMENDMENTS FY 90/91 (ON TABLE).

NEW BUSINESS

1. SPECIAL USE PERMIT & COMBINED SITE PLAN, POOL PROPOSAL - 3060 KENSINGTON; DEXTER COMMUNITY SCHOOLS, APPLICANT.
 2. SPECIAL USE PERMIT TO ALLOW AN ELEMENTARY SCHOOL SOMEWHERE IN A MULTI-ZONED, 158 PARCEL N.E. OF DAN HOEY AND DEXTER-ANN ARBOR ROADS; DEXTER COMMUNITY SCHOOLS, APPLICANT.
 3. REQUEST TO REZONE A 1-ACRE PARCEL FROM R-1-A TO PUD, WITH AREA PLAN, AT APPROX. 7165 DEXTER-ANN ARBOR ROAD; PHIL CARPENTER, APPLICANT.
 4. FIRE HYDRANT STATUS-SURVEY & MAINTENANCE PROGRAM.
 5. D.P.W. PRIORITIES & WORK SCHEDULE.
 6. PARKS COMMISSION REQUEST TO HIRE CONSULTANT TO PREPARE A PARKS/RECREATION/OPEN SPACE 5 YEAR PLAN.
 7. SET ANNUAL SPRING CLEAN-UP.
 8. REVISED BRUSH PICK-UP POLICY.
 9. KNIGHTS OF COLUMBUS TOOTSIE ROOL DRIVE; APRIL 6, 7, & 8.
 10. APPOINTMENT OF COUNCIL PRESIDENT PRO-TEM.
 11. APPOINTMENT TO PLANNING COMMISSION.
 12. APPOINTMENT TO DOWNTOWN DEVELOPMENT AUTHORITY.
 13. APPOINTMENT OF ALTERNATE TO WASHTENAW DEVELOPMENT COUNCIL.
 14. MICHIGAN WEEK: APPOINT COMMITTEE TO HOST LITCHFIELD.
 15. *Designation of Bank Signature*
- PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

**NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL

MARCH 26, 1990

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

Clerk Fisher gave the Oath of Office to elected officials: Loren Yates, Geary Baroni, Carl Genske, "Mick" Gregory.

The meeting was called to order at 8:00 p.m. by President Yates.

Presentation of Placques of Recognition were made to retiring officials Phil Arbour and Tim Klever.

ROLL CALL:

Present: Mick Gregory, Carl Genske, Terry Walters, Geary Baroni, Bob Stacey, Jack Ritchie, Loren Yates. Absent: none.

PUBLIC HEARINGS:

1. APPROVAL FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE; THE VICON SUPPLY COMPANY, 2290 BISHOP CIRCLE EAST.

There were no citizens who wished to speak.

The hearing closed at 8:04 p.m.

APPROVAL OF MINUTES:

Moved by Walters, supported by Stacey, to approve the minutes of the March 13, 1990 regular meeting as presented. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. Fred Alaniz representing TV-22 as affiliated with Clear Cablevision of Saline addressed Council explaining options for local origination TV for the Village.
2. K of C Representative - not present.
3. H. Mueller, Teamsters Local #214 - not present.

APPROVAL OF AGENDA:

Moved by Stacey, supported by Genske, to approve the agenda as amended (copy attached). Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

G. Dworek, 7105 Dexter-Ann Arbor Road, addressed the Council requesting they table item #3 under Ordinance & Resolutions.

K. Dworek, 7105 Dexter-Ann Arbor Road, addressed the Council questioning the description of the right-of-way property proposed for vacation.

COMMUNICATIONS:

Council rules to be considered for the next meeting were distributed by Clerk Fisher.

Copies of letters from citizens Hansen, Hanselman & Rush were copied to Council (copies attached).

A letter to President Yates regarding acquisition of park land was copied to Council (copy attached).

BILLS/PAYROLL COSTS:

Moved by Stacey, supported by Walters, to approve bills and payroll costs in the amount of \$151,727.49. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Spork presented the Feb. 1990 Sheriff's report.

Sgt. Spork announced his forthcoming resignation and was commended for his service to and rapport with citizens of the Village.

PARKS - Vice-Chair C. Hill presented the Parks Commission report (copy attached).

PLANNING COMMISSION - Council received written report (copy attached).

VILLAGE MANAGER - Council received the written report (copy attached).

ORDINANCES/RESOLUTIONS:

1. RESOLUTION APPROVING APPLICATION OF THE VICON SUPPLY COMPANY FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY -

Moved by Stacey, supported by Ritchie, to adopt the Resolution Approving the Industrial Facility Exemption Certificate for New Facility for Vicon Supply Co. for five years.(copy attached). Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

2. ORDINANCE TO AMEND UNIFORM TRAFFIC CODE; FINAL READING -

Moved by Ritchie, supported by Gregory, to adopt the Ordinance to Amend the Uniform Traffic Code Village of Dexter (copy attached). Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

3. RESOLUTION TO VACATE PUBLIC STREET; PORTION OF EASTERN DAN HOEY RIGHT-OF-WAY (ON TABLE) -

Subject remains on the table.

OLD BUSINESS:

1. SUBCONTRACTING SIDEWALKS; POSSIBLE BUDGET AMENDMENTS FY90/91 (ON TABLE) -

Subject remains of the table.

NEW BUSINESS:

6. Item was taken up at this time, PARKS COMMISSION REQUEST TO HIRE CONSULTANT TO A PARKS/RECREATION/OPEN SPACE 5 YEAR PLAN -

Council directed the Parks Commission to work with staff member Lemble to prepare the plan and to report to Council after 60 days.

Moved by Genske, supported by Stacey, to set a joint meeting for the Village Council and the Parks Commission for the 2nd regular meeting in May at 7:30 p.m.

Wylie. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

1. SPECIAL USE PERMIT & COMBINED SITE PLAN, POOL PROPOSAL - 3360 KENSINGTON; DEXTER COMMUNITY SCHOOLS, APPLICANT -

Bob Daverman of Corporate Design Group representing Dexter Schools made presentation. Moved by Stacey, supported by Baroni, to accept the Planning Commission's recommendation to approve the Dexter Community Schools request for Special Use Permit and combined Preliminary & Final Site Plan approval pending consultation approval of Village engineers. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

2. SPECIAL USE PERMIT TO ALLOW AN ELEMENTARY SCHOOL SOMEWHERE IN A MULTI-ZONED, 158 PARCEL N.E. OF DAN HOEY AND DEXTER-ANN ARBOR ROADS; DEXTER COMMUNITY SCHOOLS, APPLICANT -

Moved by Ritchie, supported by Baroni, to accept the Planning Commission's recommendation to construct an elementary school for any area on the 151 acre site known as the Eck property provided the applicant meet the Special Use requirements of the Zoning Ordinance at the time of the construction and upon the submission of a legal description of the 151 acres. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

3. REQUEST TO REZONE A 1-ACRE PARCEL FROM R-1-A TO PUD, WITH AREA PLAN, AT APPROX. 7165 DEXTER-ANN ARBOR ROAD; PHIL CARPENTER, APPLICANT -

Moved by Genske, supported by Ritchie, to approve the request to rezone a 1-acre parcel from R-1-A to PUD with area plan at approx. 7165 Dexter-Ann Arbor Road. Ayes: None. Nays: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Motion failed.

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4. FIRE HYDRANT STATUS-SURVEY & MAINTENANCE PROGRAM -

Council received a written report from T. Desmet. Superintendent Desmet will report back to Council after Spring flushing of the hydrants is complete.

5. D.P.W. PRIORITIES & WORK SCHEDULE -

Discussion only - no action taken.

7. SET ANNUAL SPRING CLEAN-UP -

Moved by Stacey, supported by Baroni, to set the Annual Spring Clean-Up for April 27 - May 3 according to the plan presented. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

8. REVISED BRUSH PICK-UP POLICY -

Moved by Ritchie, supported by Genske, to adopt the revised Brush Pick-Up policy as presented (copy attached). Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

9. KNIGHTS OF COLUMBUS TOOTSIE ROLL DRIVE; APRIL 6,7, & 8th.-

Moved by Ritchie, supported by Gregory, to approve the KofC request for their Tootsie Roll Drive April 6th thru 8th in the downtown area with no approach to vehicles. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

10. APPOINTMENT OF COUNCIL PRESIDENT PRO-TEM -

Moved by Genske, supported by Baroni, to appoint Robert Stacey as President Pro-Tem for 1990/91. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

11. APPOINTMENT TO PLANNING COMMISSION -

Moved by Ritchie, supported by Stacey, to appoint Phil Arbour to the Planning Commission to fill the vacancy created by the resignation of L. Yates (expiring 6/30/90. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

12. APPOINTMENT TO DOWNTOWN DEVELOPMENT AUTHORITY -

Moved by Stacey, supported by Gregory, to appoint J. Palenick and L. Yates to the D.D.A. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

13. APPOINTMENT OF ALTERNATE TO WASHTENAW DEVELOPMENT COUNCIL -

Moved by Baroni, supported by Gregory, to l. Yates as alternate to the W.D.C. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

14. MICHIGAN WEEK: APPOINT COMMITTEE TO HOST LITCHFIELD.

Moved by Genske, supported by Baroni, to appoint D. Fisher to Chair the committee to host the Mayor's Exchange Day events. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

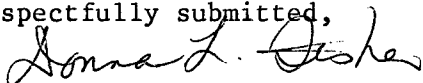
15. DESIGNATION OF BANK SIGNATORS -

Moved by Walters, supported by Gregory, to designate L. Yates, D. Fisher, R. Fischer, R. Stacey and J. Karvel as signators for all existing bank accounts. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

ADJOURNMENT:

Moved by Ritchie, supported by Stacey to adjourn the meeting at 9:58 p.m. Ayes: Gregory, Genske, Walters, Baroni, Stacey, Ritchie, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

4-9-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

MARCH 26, 1990

PAYROLL & PAYROLL COSTS (PAGE 2)	\$ 25,949.83
BILLS DUE (PAGE 3)	125,237.66
LAND SALE & BOND FUNDS BILLS (PAGE 4)	<u>540.00</u>
TOTAL BILLS & PAYROLL COSTS ALL FUNDS	<u>\$ 151,727.49</u>

APRIL 9, 1990

PAGE 3

5. ADOPTION OF COUNCIL RULES -

Moved by Ritchie, supported by Stacey, to adopt the proposed Council Rules (copy attached). Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates.

Nays: none.

6. AWARD OF CONTRACT FOR REMOVAL OF CONCRETE -

Moved by Ritchie, supported by Baroni, to award the bid for concrete removal for \$3.75/yd to RPM Excavating for the removal of 250-300 yds of concrete. Ayes:

Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

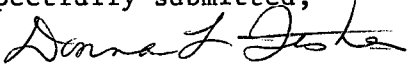
PRESIDENT'S REPORT:

The Michigan Artrain will be in the Village for a 4-day exhibit during Dexter Daze 1990.

ADJOURNMENT:

Moved by Walters, supported by Stacey, to adjourn the meeting at 9:14 p.m. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Respectfully submitted

FILING APPROVED

4-23-90

for the Barker/Russo wedding ceremony on August 31, 1990. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

OLD BUSINESS:

1. SUBCONTRACTING SIDEWALKS; POSSIBLE BUDGET AMENDMENTS FY90/91 -
H. Mueller, Local #214, addressed Council stating the union position on negotiating subcontracting of work. Moved by Walters, supported by Gregory, to appoint President Yates, President Pro-Tem Stacey, and Manager Palenick to a committee to set a meeting with the bargaining unit to review "effect/subcontracting sidewalks". Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

Moved by Baroni supported by Stacey, to amend the FY90/91 Budget to eliminate item 101-956.00-950.030 Community Services-AATA Transportation Contribution (\$7,000.00).

Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

NEW BUSINESS:

1. REMOVAL OF PARKING SIGNS IN MAIN STREET LOT -
Moved by Baroni, supported by Stacey, to remove the parking signs/merchant's names from the Main Street parking lot between the Dairy Queen and the pharmacy. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.
2. REQUESTS FOR USE OF GAZEBO -
 - A. MAY 5, 1990 - TAMARA BAUER WEDDING -
Moved by Ritchie, supported by Gregory, to approve the request for use of the gazebo for the 3:00 p.m. May 5, 1990, wedding of T. Bauer. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.
 - B. JUNE 29, 1990 - 1970 GRADUATING CLASS MEETING -
No action taken. Council directed the Village Manager to get more information regarding the nature of this meeting.
3. OFFICIAL DESIGNATION OF VILLAGE ENGINEERS -
Moved by Stacey, supported by Gregory, to designate Orchard, Hiltz, and McCliment as Village engineers for FY90/91. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.
4. OFFICIAL DESIGNATION OF VILLAGE ATTORNEYS -
 - A. COURTS AND TRAFFIC
 - B. GENERAL
Moved by Ritchie, supported by Baroni, to designate T. Stringer/Courts and Traffic and Long, Clark and Baker/General attorneys for FY90/91. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

APRIL 9, 1990

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

The meeting was called to order by the President at 8:00 p.m.

ROLL CALL:

Present: Jack Ritchie, Terry Walters, Carl Genske, Mick Gregory, Geary Baroni,
Bob Stacey, Loren Yates. Absent: none.

APPROVAL OF MINUTES:

Moved by Walters, supported by Gregory, to approve the minutes of the March 26, 1990 regular meeting. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: None.

PRE-ARRANGED CITIZEN PARTICIPATION:

Lori Barer and Dan Russo addressed Council requesting use of the gazebo for their August 31, 1990 wedding.

APPROVAL OF AGENDA:

Moved by Stacey, supported by Gregory, to approve the agenda as presented (copy attached). Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

None.

COMMUNICATIONS:

Council recieved information regarding the Michigan Week mayor's exchange.

BILLS/PARYOLL COSTS:

Moved by Ritchie, supported by Walters, to approve bills and payroll costs in the amount of \$54,749.22. Ayes: Ritchie, Walters, Genske, Gregory, Baroni, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider was welcomed to his assignment in Dexter.

FIRE DEPARTMENT - Rep. Ritchie announced the purchase of a new truck.

VILLAGE MANAGER - Council recieved the Manager's written report. (copy attached)

President Yates appointed a committee of Council members to review job descriptions and salary schedules for Village employees. Appointed to serve: Walters, Baroni, Genske.

ORDINANCES/RESOLUTIONS:

1. RESOLUTION TO VACATE PUBLIC STREET; PORTION OF EASTERLY DAN HOEY RIGHT-OF-WAY (ON TABLE) -

The subject remains on the table.

NEW BUSINESS ITEM 2 WAS TAKEN UP AT THIS TIME.

C. Request for use of gazebo - August 31, 1990

Moved by Stacey, supported by Baroni, to approve the request for use of the gazebo

NEW BUSINESS

1. REMOVAL OF PARKING SIGNS IN MAIN ST. LOT
 2. REQUESTS FOR USE OF GAZEBO:
 - A. MAY 5, 1990 - TAMARA BAUER WEDDING
 - B. JUNE 29, 1990 - 1970 GRADUATING CLASS MEETING
 - C. AUGUST 31, 1990 - RUSSO/BARKER WEDDING
 3. OFFICIAL DESIGNATION OF VILLAGE ENGINEERS
 4. OFFICIAL DESIGNATION OF VILLAGE ATTORNEYS:
 - A. COURTS & TRAFFIC
 - B. GENERAL
 5. ADOPTION OF COUNCIL RULES
 6. AWARD OF CONTRACT FOR CONCRETE REMOVAL
- PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

**NON-ARRANGED CITIZEN PARTICIPATION WILL INCLUDE THOSE NOT LISTED ON THE PRINTED AGENDA WHO WISH TO SPEAK. THE VILLAGE PRESIDENT, AT HIS DISCRETION, MAY CALL ON MEMBERS OF THE AUDIENCE TO SPEAK AT ANY TIME.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

APRIL 9, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - WYLIE MEDIA CENTER

ROLL CALL

APPROVAL OF MINUTES OF THE MARCH 26, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. LORI K. BARKER; REQUEST FOR USE OF GAZEBO

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

- 1.
- 2.

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. RESOLUTION TO VACATE PUBLIC STREET; PORTION OF
EASTERLY DAN HOEY RIGHT-OF-WAY (ON TABLE)
- 2.

OLD BUSINESS

1. SUBCONTRACTING SIDEWALKS; POSSIBLE BUDGET
AMENDMENTS FY 90/91

Village of Dexter

Brush Pick-up Policy

The Village of Dexter Department of Public Works crews will collect branches, brush, and limbs without charge for all Village residents on a continuing basis, if the following conditions are met:

___ All limbs, branches and brush must be stacked neatly at street or curb edge with butt-ends facing the same direction.

___ Piles may not exceed 10 feet in length; individual limbs and branches may not exceed 4 inches in diameter at butt end nor 2 feet in diameter at brushy end.

___ Pickup is limited to tree and brush trimmings; no finished or machined lumber or lumber by-products will be collected.

___ All brush to be collected by Village crews will be chipped for reuse as planting and landscape mulch; therefore, no foreign matter, including but not limited to, metal or other fasteners, is allowed.

___ Stacks or bundles of brush do not have to be tied.

___ Collections will be made on an established recurring basis.

This policy is adopted this 26th day of March, 1990, and shall take full force and effect immediately thereafter.



Uniform Traffic Code
Village of Dexter, Michigan

Ordinance #
ord. eff. , 1990

An Ordinance to add a certain amendment (Subsection (7.)) to the Uniform Traffic Code of the Village of Dexter, Section 5.82, Article 20.009 to provide for safety belt requirements of all drivers and front seat passengers in motor vehicles operated on a street or highway in the Village of Dexter, Michigan:

The Village of Dexter Ordains:

Uniform Traffic Code, Village of Dexter, Michigan
Article 20.009; Section 5.82 shall be amended to add:

"Subsection (7)": "Each driver and front seat passenger of a motor vehicle operated on a street or highway in the Village of Dexter shall wear a properly adjusted and fastened safety belt, except that a child less than four (4) years of age shall be protected as provided in Section 5.82, subsection (1) a-c herein. Each driver of a motor vehicle transporting a child four (4) years of age or more but less than sixteen (16) years of age in the front seat of a motor vehicle shall secure the child in a properly adjusted and fastened safety belt. Enforcement of this subsection, "(7.)", shall be accomplished only as a secondary action when a driver of a motor vehicle has been detained for suspected violation of another subsection, section, or Article of the Uniform Traffic Code, and is a civil infraction.

This Ordinance amendment shall take full force and effect twenty (20) days following its legal publication in a newspaper of general circulation in the Village of Dexter.

Motion made by Council member Ritchie, and supported by Council member Gregory, to adopt the above Ordinance amendment.

Ayes: Stacey, Ritchie, Gregory, Walters, Baroni, Genske, Yates

Nays: None

Absent: None

Abstain: None

This Ordinance Amendment declared adopted this 26th day of March, 1990.

Donna L. Fisher
Donna L. Fisher, Village Clerk

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the Council of the Village of Dexter that:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Dexter Fastener Technologies, Inc. for an Industrial Facilities Exemption Certificate with respect to a new facility being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to wit:

Lot #21 of the "Dexter Business and Research Park", as recorded in Liber 26 of Plats, Pages 29 through 36 inclusive, Washtenaw County Records

be approved as submitted.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of 5 years after completion.

AYES: Stacey, Ritchie, Genske Gregory Baroni Walters Yates

NAYS: None

RESOLUTION DECLARED ADOPTED.

Anna J. Fisher
Village Clerk

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on March 26, 1990.

Anna J. Fisher
Village Clerk

RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held March 26, 1990 at Wylie Intermediate School, Media Center, 3360 Kensington, Dexter Michigan at 8:00 P.M.

PRESENT Stacey Ritchie Walters, Genske Gregory Baroni Yates
ABSENT None

The following preamble and resolution were offered by
Stacey Ritchie and supported by
Ritchie.

RESOLUTION APPROVING APPLICATION OF
THE VICON SUPPLY COMPANY FOR
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR A NEW FACILITY

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, The Vicon Supply Company has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on March 26, 1990, at Wylie Intermediate School, Media Center, 3360 Kensington, Dexter, Michigan at 8:00 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before February 7, 1990, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

MEMO:
PAGE 2

Dexter Community Schools request for Special Use Permit to construct an elementary School for any area on the 151 acre site, known as the Eck property, provided the applicant meet the Special Use requirements of the zoning ordinance at the time of the construction and the submission of a legal description of the 151 acres. Ayes: Gochanour, Model, Bell, Bishop, Cousins, Betz. Nays: none. Abstain: Hansen. Motion carried.

MEMO:

TO: DEXTER VILLAGE COUNCIL

FROM: DONNA L. FISHER, ADMINISTRATIVE SECRETARY PLANNING COMMISSION

DATE: MARCH 19, 1990

The following action took place at the March 19, 1998 regular Planning Commission meeting:

Moved by Cousins, supported by Gochanour, to recommend the Village Council reject the application for PUD and zoning change as the plan does not meet the zoning requirements of a PUD as stated in the Village Zoning Ordinance. Ayes: Knapp, Gochanour, Model, Bell, Hansen, Bishop, Cousins, Betz. Absent: Yates. Nays: none. Motion carried.

Special Use Permit request in R-1-A zoning 3360 Kensington Street, Dexter Schools applicant.

Commissioner Hansen removed herself from the table at this point.

Moved by Cousins, supported by Model, to recommend the Village Council approve the request for Special Use Permit and combined Preliminary & Final Site Plan approval pending consultation approval of Village engineers. Ayes: Knapp, Gochanour, Model, Bell, Bishop, Cousins, Betz. Nays: none. Motion carried.
Commissioner Knapp left the meeting at this point 8:30 p.m.

Presentation of revised proposal for Wallace/Hall property; Northeast of Dan Hoey Road and Dexter-Ann Arbor Roads. James Hall and James Wallace owners.

Earl Beckett of Beckett & Reader Civil Engineers, representing Dexter Schools made presentation.

Moved by Bishop, supported by Model, to set a public hearing for May 21, 1990, 7:00 p.m. at Wylie School Media Center for the purpose of taking public comment on the rezoning request for Dexter Community Schools for a PUD for the Wallace/Hall property Northeast of Dan Hoey Road. Ayes: Knapp, Gochanour, Model, Bell, Bishop, Cousins, Betz. Nays: none. Abstain: Hansen. Motion carried.

Zoning Ordinance Amendment re: "Removal of Government Owned Building Language, and Addition of Schools as Special Uses in Residential Districts (on table).

The subject remains on the table.

Request for Special Use Permit to construct on Elementary School in an R-1-C Zone; Dexter Community Schools, applicant.

Moved by Bishop, supported by Cousins, to remove the subject from the table. Ayes: Gochanour, Model, Bell, Hansen, Bishop, Cousins, Betz. Nays: none. Motion carried.

Moved by Bishop, supported by Cousins, to recommend the Village Council approve the

- A presentation regarding the introduction of local-access programming through Channel 22 via the Village's cable TV system will be offered by Mr. Fred Alaniz and Jot Johnson as part of our pre-arranged citizen participation. I have enclosed a news article explaining the concept further.

- Mr. Henry Mueller, business representative for the Teamsters Union Local 214, will also be a scheduled presenter under pre-arranged citizen participation. He will be offering his thoughts on the issue of "subcontracting" under our collective bargaining agreement.

- Representative Margaret O'Connor has asked to address Council at the scheduled April 9th meeting. Her statements will be presented under pre-arranged citizen participation.

- The Village should be able to begin the process to develop an exploratory well on the Hall property NE of Dexter-Ann Arbor Road in the vicinity of the old gravel pit, following the receipt of a legal description of the parcel to which an easement could be structured. Creation of such a test well would be the precursor to the actual development of a new well-field for the Village, along with treatment facilities and distribution lines to create a complete, looped system.

- I am currently working with Bond Counsel, Don Keim, of Miller, Canfield, Paddock, & Stone, to adequately structure Revenue Bond financing to accomplish the Phase II infrastructure required for the Dexter Business and Research Park. Such a project would hopefully construct Phase II of the Industrial Park, upgrade the sewer line from Baker Road back to the Wastewater Treatment Plant, and rebuild Baker Road from Dan Hoey to Central. IF the debt on such a project proves serviceable exclusively through L.D.F.A. captures tax revenues, the construction could begin in 1991.

Village Manager's Report - March 26, 1990

- There is nothing new to report with respect to right-of-way acquisition for the E. Dan Hoey project. We still expect to sit down with Mr. Kingsley and his attorney some time next week and discuss options. The Dworeks are aware of their options, but have yet to formally accept or decline our offer.

- The water lines to and from the old water tower have now been successfully disconnected and capped; the tower is no longer connected to the system in any manner. As such, we have begun the process to solicit bids for the dismantling and removal of the tower as budgeted. Hopefully a contract can be approved by early summer, and dismantling efforts can begin shortly thereafter.

- The interview and selection process to refill the laboratory technician position at the Wastewater Treatment Plant has been completed. After evaluating a very qualified pool of applicants and interviewing five finalists, Superintendent Desmet has offered the position to Ms. Andrea Dorny, a University of Michigan and Dexter High School graduate. Ms. Dorny has accepted the position and will begin her duties on April 9th.

- As detailed in her letter of resignation included herein, Ms. Lorna Nenciarini, Administrative Assistant/Accounting & Finance, has accepted a new position with Washtenaw County; her last day of employment is to be April 6th. Ms. Nenciarini has been an invaluable member of my staff and her superior competence and efficiency will be truly missed. I wish her the best of luck in her future endeavors and am confident that she will continue to move forward in her career to achieve great success. I have advertised and posted this vacancy, setting March 28th as the deadline for receipt of applications. We will look to bring someone on board as quickly as possible in order to allow the newly-hired employee some opportunity for training with Ms. Nenciarini.

- As contemplated in the FY 90/91 budget, we will be upgrading the software applications currently in use on the Village's IBM PC network. No new applications will be added; however all programs will be brought fully up-to-date.

- Mr. Marhofer has been informed of his contract award to demolish the structures at 3250 Central and 7994 Ann Arbor Sts. He will begin work as per bid specifications immediately following the lifting of "frost laws" by the Washtenaw County Road Commission.

6990 Dexter-Ann Arbor Road
Dexter, MI 48130
March 1, 1990

Washtenaw County Board of Commissioners
220 North Main Street
Ann Arbor, MI

Re: Annexation of Kingsley property from Scio Twsp. to Dexter Village.

Dear Commissioners:

I would like to offer my comments. My home, and acreage, adjoins the Kingsley property on Dexter-Ann Arbor Road. In my opinion the logical move will be to annex into Dexter Village. The 189 acres of Kingsley's adjoins Dexter Industrial Park on the south, the proposed shopping center and other commercial property to the west (in Dexter) and Dexter school property to the north.

I appreciate Scio Township's desire to keep single family residence in the area, but I cannot understand why they allow one resident to maintain a junk yard which is surrounded by \$200,000.00 homes. Between Dexter-Ann Arbor Road and my house are 10 old, unusable cars and 10-15 trailers, piles of old tires, piles of old auto parts, piles of old wood, etc. This is commercial property.

My home has been on the market for sale (listed at \$200,000) for 2 years. I do not have frontage on Dexter-Ann Arbor Road, but have an easement, legally of 66' wide, but in reality a 10' wide dirt path full of mud holes. Prospective buyers coming to view the house are discouraged by the supposed driveway and then notice the many junk cars etc. turn around and drive away. They do not even come into the house.

Speaking of old tires . . . behind my home is beautiful pine woods, 3 acres, but then, on the other side of my back fence are two old, abandoned sand/gravel pits filled with thousands and thousands of old tires. What, and when, is going to be done about this? I have been told pollution, both air and underground water are affected. Radon gas? During most of the year motor-cyclists use these pits constantly. It is also used for target practice - guns. It is unsafe to walk in my own woods after dark. Another deterrent to a sale.

Traffic on Dexter-Ann Arbor Road is constant, night and day and has increased 100% in last 3 years. A large amount of this is large trucks traveling to the Industrial Park. Last fall Michigan Bell changed all lines to underground in this area. I was told this was first work being done in preparation to widening D.-A.A. Road. Everything west and south of my home and Kingsley property is either commercial or industrial. To the north is property for the new Dexter school to be built in the near future. Traffic will increase, not decrease. This area is already commercial/industrial. Dexter admits this and is trying to deal with this, so why can't Scio Township admit this and much could be accomplished by the two working together instead of against each other?

Thank you for listening.

Sincerely,

Esther M. Craig

copy: John Kingsley
Dexter Village pres.

Township of SCIO

827 N. Zeeb Road • Ann Arbor, MI 48103
(313) 665-2123

January 8, 1990

Dear Resident,

I am writing to inform you that the Village of Dexter is currently attempting to annex the Kingsley property. I also want you to know how this annexation could adversely affect Township residents.

As shown in the enclosure, the 189-acre Kingsley parcel abuts the east boundary of the Village and runs south from the intersection of Dan Hoey and Ann Arbor-Dexter Road. The annexation of this property, which is strongly opposed by the Board of Trustees, will violate the 1981 annexation/boundary agreement between the Village and the Township. The January issue of the township newsletter, Scio Info, will contain additional information concerning the proposed annexation.

Residents who live near Dexter may be directly affected by the annexation. If annexed, the Township will lose control over how the property will be developed, which may be incompatible with the single-family residences in the neighborhood. The Village plans to provide municipal sewer and water to the site, so it will probably be developed as commercial, industrial, or high-density residential. An additional adverse consequence of the annexation is that it will leave an uneven boundary between the Township and the Village. The southernmost 80 acres will form a rectangular peninsula jutting down into the Township. This would violate the general rule that boundaries should be along straight, even lines. The uneven boundary created by this annexation would provide the basis for future annexations by Dexter.

Dexter has forwarded its request for annexation to the Washtenaw County Board of Commissioners for a decision. The Commissioners will hold a public hearing at 5:30 pm, January 17, and they may vote the same evening. The hearing will be held at 220 N. Main St. (the former Ann Arbor Post Office Building). If you wish to join with the Township Board in opposing this annexation, I suggest you might do two things -- write a letter to the Board of Commissioners and attend the public hearing. This will probably be your only opportunity to influence the outcome. Letters can be addressed to:

Washtenaw County Board of Commissioners
220 North Main Street
P.O. Box 8645
Ann Arbor, MI 48107-8645

Sincerely Yours,

R. S. Tickle

Robert S. Tickle
Supervisor, Scio Township

Enclosure

6990 Dexter-Ann Arbor Road
Dexter, Michigan
March 19, 1990

Mr. Loren Yates
Dexter, Michigan

Dear Mr. Yates:

Congradulations on your election as Dexter Village president!

I am interested in your remark that one of the things you propose to do is establish more parks.

One thing I wish you would look into is the old gravel/sand pits filled with old tires behind my house. I have been told this land was purchased as part of the land to be used to build the new school. (Please read enclosed letter for additional information re my property.)

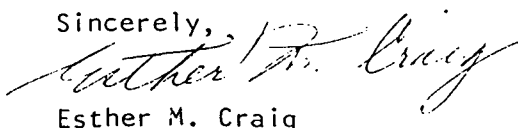
I would like to suggest the tires be removed and the pits made into lakes, such as was done to make the Twin Sister Lakes in Dolph Park. My 3 acres of woods could be acquired to be used as a nature study, small animal sanctuary for the school system and senior citizens. A good part of this work could be done by volunteers (or class projects) as a joint project of school children, parents and senior citizens.

My home, built in 1975 is large (5 bedrooms) and could easily be used for a child care center or day center for senior citizens. The whole area could then be utilized as an outstanding park which Dexter could be proud of. This could be a wonderful project for both Dexter and Scio Township to be involved in together especially if property adjoining mine on east of woods is to be used (more gossip) as an antique car museum. So much can be accomplished if people work together on future goals than fighting each other.

I believe State funds are available to build lakes such as this if for public use. If my property is purchased for a project such as this I would consider a gift of \$10,000.00 toward it. Perhaps others whose property would be involved would also consider such a gift.

I realize this would be a huge project for Dexter to undertake, but an old woman can dream, can't I?

Sincerely,


Esther M. Craig

Copy: Washtenaw County
Scio Township

6990 Dexter-Ann Arbor Road
Dexter, Michigan
March 19, 1990

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Dexter, Michigan

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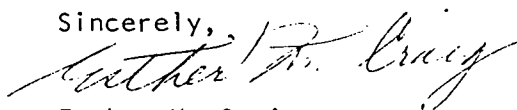
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I realize this would be a huge project for Dexter to undertake, but an old woman can dream, can't I?

Sincerely,



Esther M. Craig

Copy: Washtenaw County
Scio Township

March 21, 1990

Dexter Village Council

This is to advise you of a problem we had with the installation of the new sidewalk on Hudson Street, between Forest and Ann Arbor Road.

Shortly after the sidewalk was completed, my wife and I went on our daily walk. Being early in the morning it was partially dark and when we came to the Ann Arbor Road crossing, my wife tripped and fell to the ground. She sustained a badly sprained knee and a bruised shoulder.

On inspection to find the cause, we found a section of the old sidewalk to be a good inch higher than the new sidewalk making a bad hazard.

I reported this to the Village Manager and so far this problem has not been corrected.

I also talked to a council person about it and still nothing has been done.

Also, the entire sidewalk is not of good construction being crooked along the sides, not level, was not properly trowelled and is very rough.

Clarence C. Hanselman
7755 Forest.

TO: Village Clerk
Dexter, Michigan

RE: Sidewalk Replacement

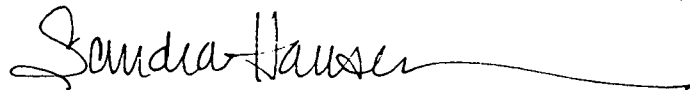
The sidewalk along the Fifth Street side of our property was replaced during the fall of 1988. I am submitting these observations on the process and the quality of the final product, hoping that this kind of feedback from Dexter residents will be useful in the assessment of maintenance and improvement programs in the village.

Process: The old pavement was broken up and removed some time before Halloween, and several weeks passed before sand bedding was put in, forms set, and the new paving installed. In the interim, the crew abandoned the work, probably to attend to other responsibilities. The condition of the area was such that people were forced to walk in the street; many of those walkers were school children.

Product: There is now a new walk. The quality of that walk is as follows: poorly formed, the walk width varies, surface is irregular, finish is poor, and water now pools at the junction with our front walk. The areas of lawn extension and our front lawn were heavily impacted by the work, but were not repaired or restored to anything close to the original condition after installation was completed. We were left with piles of sand, concrete scrap and other debris from the work that we ultimately had to clean up, some re-rod form stakes to remove, and a heavily rutted front slope to repair. We also had to largely redo the backfilling, shaping, and seeding of the walk edges the following spring.

It is generally understood that the DPW crews have many routine and emergency maintenance and repair responsibilities in the village. It is evident, from the way the work on our front walk went, that time is a problem. The poor quality of the final product is also a problem. Please consider the potential efficiencies of time and cost, plus improvement in paving quality, if village crews were to carry out the demolition, and qualified paving contractors install the new paving.

Thank you.



Sandra Hansen
7880 Fifth Street
3/20/90

BILLS DUE

DATE March 26, 1990

<u>Payee- Explanation</u>	<u>Code</u>	<u>Bond</u>	<u>Land Sales</u>
Long, Clark & Baker	202-451-814-100		\$540.00
			<hr/>
		TOTAL	\$540.00

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - MARCH 10, 1990</u>							
Janet C. Karvel		140.89-G 140.89-R				140.89	140.89
Lorna J. Nenciarini		460.62	51.18				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			600.92				
Lisa Lemble		319.96					
Keith L. Kitchen		146.08		227.56	170.42		
Patrick A. McKillen		277.58		69.40	69.40		
Derek R. Wiseley		135.16		181.28	157.68		
Thomas C. Desmet						812.14	20.82
Edward A. Lobdell						572.76	63.64
Brett A. Wiseley						371.47	
Daniel L. Schlaff							494.96
Larry C. Sebring						228.16	228.16
<u>GENERAL ELECTION PAYROLL</u>		475.00					
<u>PAYROLL COSTS - MARCH 17, 1990</u>							
Janet C. Karvel		140.89-G 140.89-R				140.89	140.89
Lorna J. Nenciarini		409.44	51.18				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			600.92				
Lisa Lemble		319.96					
Donna L. Fisher/clerk & Pl. Comm. Sec.		351.68					
Rita A. Fischer/treasurer		150.84					
Keith L. Kitchen		255.63		730.04	60.87		
Patrick McKillen		277.58		208.19	208.19		
Derek R. Wiseley		294.98		101.37	101.37		
Thomas C. Desmet						666.37	
Edward A. Lobdell						381.84	254.56
Brett A. Wiseley						371.47	
Daniel L. Schlaff						197.98	296.98
Larry C. Sebring						171.12	399.28
<u>PLANNING COMMISSION PAYROLL</u>		860.00					
<u>PRESIDENT/COUNCIL PAYROLL</u>		9,920.00					
<hr/>							
TOTAL PAYROLL & PAYROLL COSTS		16,069.83	1,304.20	1,073.78	980.87	4,268.03	2,253.12

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAGE 2 OF 4

BILLS DUE
DATE MARCH 26, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
A&L Parts, Inc.	441-937	72.84					
Ann Arbor News	548-901					131.58	
Amer. Planning Assoc.	400-727	45.23					
AT&T - 426-8303	172-853	59.09					
" - 426-4572	548-853					41.09	
Barrett Paving Materials, Inc.	VARIOUS			340.13	340.12		
Business Resources, Inc.	172-727	21.20					
Business Credit Leasing/tax ref.	VARIOUS	10.52		2.43	2.69	2.95	
Comerica Inc.	301-000-995						36,630.00
Circulation Dept./subscription	556-956						30.00
Culligan Water service	548-743					97.92	
Detroit Edison/st. lighting	448-920	1,916.96					
Dexter Area Fire Dept	336-806	15,547.06					
Doubleday Bros & Co.	191-727	227.89					
Fund Balance	172-977	1,700.00					
Grainger, W.W. Inc.	556-937						24.14
Hach Company	548-743					200.68	
Honors House Awards	101-956	28.35					
Jamark, Inc.	548-977					1,957.61	
Jones Chemicals	548-742					200.00	
Long, Clark & Baker	101-803	100.00					
Marathon Petro Co.	441-751	431.22					
MI Bell - 426-8303	172-853	73.14					
Mundus & Mundus/Treasurer bond	253-956	160.00					
Michigan Municipal League	101-965	340.00					
Share Corp.	548-740					151.47	
Tidy Tom's, Inc.	548-740					73.63	
Urban Land Institute	400-805	58.50					
U.S. Postal Services/fill meter	172-727	200.00					
Washtenaw County D.P.W..	VARIOUS					63,564.00	
Williams Sewer Service, Inc.	548-826					360.00	
Ypsilanti Press	548-901					95.22	
TOTAL BILLS DUE		20,992.00		342.56	342.81	66,876.15	36,684.14

DEXTER VILLAGE COUNCIL

SPECIAL MEETING

APRIL 30, 1990 - 7:30 P.M.

FIRE HALL BOARD ROOM

8140 MAIN STREET - DEXTER, MI

The meeting was called to order at 7:35 p.m.

Present: Terry Walters, Carl Genske, Mick Gregory, Geary Baroni, Jack Ritchie, Bob Stacey, Loren Yates.

Absent: None.

Also present Village Manager Palenick, Village Attorney Clark.

Moved by Stacey, supported by Ritchie, to move into executive session at 7:36 p.m. for the purpose of discussion of settlement agreement for resolution of condemnation action: Kingsley property. Ayes: Walters, Genske, Gregory, Baroni, Ritchie, Stacey, Yates. Nays: none.

Draft of the settlement agreement were distributed to Council.

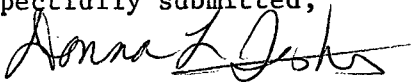
Proposed changes to the agreement (generated at a meeting with Village Legal Counsel and Counsel for Kingsley) were highlighted by Attorney Clark.

Moved by Ritchie, supported by Stacey, to move into regular session at 8:14 p.m. Ayes: Walters, Genske, Gregory, Baroni, Ritchie, Stacey, Yates. Nays: none.

Moved by Ritchie, supported by Stacey, to adopt the settlement agreement for resolution of condemnation action: Kingsley property as amended. (copy attached). Ayes: Walters, Genske, Gregory, Baroni, Ritchie, Stacey, Yates. Nays: none.

Moved by Ritchie, supported by Gregory, to adjourn the meeting at 8:14 p.m. Ayes: Walters, Genske, Gregory, Baroni, Ritchie, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

DEXTER VILLAGE COUNCIL
SPECIAL MEETING
APRIL 30, 1990
7:30 P.M.
FIRE HALL BOARD ROOM
8140 MAIN STREET
DEXTER, MI 48130

AGENDA

Call to Order

Old Business

Executive Session discussion of settlement agreement
for resolution of condemnation action: Kingsley
property.

Close Executive Session

Roll Call

New Business

Settlement agreement for resolution of condemnation
action: Kingsley property.

Adjournment

VILLAGE OF DEXTER

Loren P. Yates, President
James M. Palenick, Manager

8140 MAIN STREET
DEXTER, MICHIGAN 48130
(313) 426-8303

Donna L. Fisher, Clerk
Rita A. Fischer, Treasurer

NOTICE OF

SPECIAL MEETING IN EXECUTIVE SESSION

DEXTER VILLAGE COUNCIL

THE DEXTER VILLAGE COUNCIL WILL MEET IN EXECUTIVE SPECIAL SESSION ON MONDAY, APRIL 30, 1990 AT 7:30 P.M. IN THE DEXTER FIRE HALL BOARD ROOM, 8140 MAIN STREET, DEXTER, MI FOR THE PURPOSE OF RESOLVING A LEGAL ACTION FOR CONDEMNATION OF A CERTAIN PARCEL OF LAND IN THE VILLAGE OF DEXTER, SOUTH OF THE EXISTING CENTER LINE OF DAN HOEY ROAD; JOHN V. KINGSLEY JR., SUCCESSOR TRUSTEE OF THE JOHN V. KINGSLEY SR. AND MILDRED I. KINGSLEY TRUSTS, DEFENDANT.

DONNA L. FISHER,
VILLAGE CLERK

covering the provision of water and sewer to Mr. Kingsley's property by the Village of Dexter over a ten-year period in the event of annexation of the property to the Village. All of this can be fully explained to Council by our attorney and myself at a special meeting, in executive session, following the drafting of the actual complete proposed agreement. I feel this could be accomplished in time to allow Council to establish April 30th as the date for such a special meeting.

- Following the Kingsley meeting, I restarted discussion with the Dworeks and their attorney regarding the small parcel of right-of-way to be aquired from them. Since we will now be receiving only a right-of-way interest in the Kingsley property, I explained to the Dworeks that we could not offer them any possible property south of the existing centerline of Dan Hoey road, since we will not legally own such property; but rather have a right-of-way in perpetuity for road purposes. In that light, they have verbally committed to accept our offer as previously stated if we will simply raise the financial compensation from \$4,500 to \$5,000, and agree to encourage and assist anyone who would wish to transplant the trees scheduled for removal to do so in order that they might be saved and utilized. To complete the right-of-way acquisition for this project quickly and get the roadway reconstruction back on schedule, I would reccomend that Council approve this proposal. In short; it would consist of: 1.) \$5,000 cash; 2.) Title to the existing Dan Hoey right-of-way north of the centerline and adjoining the Dworek property, to be abandoned; 3.) The planting of ten white pine or Norway spruce tress, 8 to 10 feet in height; And 4.) The good faith efforts to encourage someone to transplant the removed trees if possible.

Village Manager's Report: April 23, 1990.

- The final payout of the \$260,000 Blanchard et al. land contract (in the amount of \$62,817.40; \$60,499.86 principal, \$2,317.54 interest), was accomplished on Thursday, April 12th, giving the Village fee simple title to the remaining unreleased acreage included in the original 87-acre parcel purchased. The Clark land contract, pursuant to the 40-acre parcel completing the 127-acre industrial park, has a current principal balance outstanding of \$61,488.30; of the original \$120,000.

- Jim Marhofer, Contractor, began demolition work on the two structures behind Monument Park on Wednesday, April 18th. The demolition should proceed very rapidly following the initial removal of shingles and siding.

- The Washtenaw Development Council, as represented by its Executive Director, Gretchen Waters and perhaps two other members of its Board, will be presenting a 12-minute slide presentation on the W.D.C. during pre-arranged citizen participation. I might remind the Council that the Village has been an active member of the W.D.C. for several years, receiving invaluable assistance with industrial and economic development activities therefrom. I currently serve as Vice President of the Board of the W.D.C., which provides the Village critical access to the overall process.

- State representative Margaret O'Conner will be addressing Council under pre-arranged citizen participation to begin the meeting.

- The Department of Public Works has taken delivery of the 40 new street trees to be planted this Spring. Expect planting operations to be ongoing over the next two weeks.

Dan Hoey Road Right-Of-Way Update:

- Following a lengthy negotiating session with Mr. Kingsley and his attorney, the Village attorney and myself, I feel we have developed a workable agreement that can be acceptable to both sides, and will provide us the right-of-way required immediately; eliminating the further need to pursue the Court condemnation proceedings. Essentially, the agreement would give Mr. Kingsley the appraised value, (\$15,500) for a right-of-way interest, rather than fee-simple title, in the property, plus we would agree to pay Mr. Kingsley's attorney fees expended due to the condemnation proceedings. Additionally, there would be a rather comprehensive and innovative set of provisions established by agreement,

Commencing at the SW corner of Section 5, T. 2 S., R. 5 E., Village of Dexter, Scio Township, Washtenaw County, Michigan and proceeding thence N. 88 degrees 47' 51" E., 1562.98 feet (1563.55 feet record) along the South line of said Section to the point of beginning and proceeding Thence N. 40 degrees 43' 20" E., 44.35 feet; Thence N. 88 degrees 47' 51" E., 214.28 feet; Thence S. 70 degrees 43' 20" W. 106.36 feet to the South line of said Section; Thence S. 88 degrees 47' 51" W., 142.80 feet along the south line of said Section to the point of beginning and containing 0.135 acres more or less.

State of Michigan)
County of Washtenaw) ss

I, Donna L. Fisher, Clerk of the Village of Dexter, do hereby certify that the above Resolution was adopted at a regular meeting of the Village Council of the Village of Dexter, Washtenaw County, Michigan on _____, 1990 at 8:00 p.m. by the following roll call vote:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

and that notice of the meeting to be held to consider the vacation, discontinuance, and abandonment of said public street right-of-way was given in a manner prescribed in the Open Meetings Act, Public Act 267 of Public Acts of 1976, being Sections 15.261 to 15.275 of the Michigan Compiled Laws, and by publication in the Dexter Leader, a newspaper of general circulation within the Village of Dexter, Washtenaw County, Michigan.

Donna L. Fisher
Village Clerk

Attest:

James M. Palenick
Dexter Village Manager

Dated: _____, 1990

Resolution to Vacate Public Street

At a session of the Village Council of the Village of Dexter, Washtenaw County, Michigan held at Wylie Middle School, Dexter, Michigan on the ____ day of ____, 1990, the following Resolution was offered by Council member _____, seconded by Council member _____, and adopted:

Whereas, the Village Council of the Village of Dexter, considers it advisable and necessary to vacate, discontinue, and abandon a portion of the Dan Hoey Road right-of-way, as described hereinafter; and

Whereas, such vacation, discontinuance, and abandonment, shall be enacted in order to fulfill an agreement for exchange of properties made by and between the Village of Dexter, a Michigan municipal corporation, and Gerald Dworek and Karen Dworek, husband and wife, as attached hereto and approved herewith; and

Whereas, the Village Council of the Village of Dexter did declare its intention to vacate, discontinue, and abandon a portion of the Dan Hoey Road right-of-way as hereinafter described; and had appointed March 13, 1990 at 8:00 p.m., for the purpose of meeting and hearing objections to the proposed vacation and its resolution, and notice of the meeting together with a copy of the resolution was given in a manner prescribed by the Open Meetings Act, Public Act 267 of the Public Acts of 1976, being Section 15.261 to 15.275 of the Michigan Compiled Laws, and notice in the form attached hereto was given;

Now Therefore Be It Resolved, that the Village Council of the Village of Dexter does hereby vacate, discontinue, and abandon the portion of the Dan Hoey Road right-of-way described as:

A parcel of land being a part of the SW 1/4 of Section 5, T.2 S., R. 5 E., Village of Dexter, Scio Township, Washtenaw County, Michigan, more particularly described as follows:

Village of Dexter
APPLICATION
SITE PLAN REVIEW

For Office Use Only

Case # C17-90-14
Date Rec'd 4/6/90
By lmj

Application is being made for :

- () Preliminary Site Plan Review
() Final Site Plan Review
(X) Combined Preliminary and Final Review
() Waiver of Site Plan Review

Addition to Existing Building

Property Address 2110 Bishop Circle East, Dexter, MI 48134

Legal Description Same as above

Property Owner Dexter Fastener Technologies 2110 Bishop Circle East
Name Address City, State, Zip Phone

Applicant Same as above
Name Address City, State, Zip Phone

Representative Gary Moyer The Garrison Company, 24400 Indoplex, Farmington Hills, MI 48331
(e.g.Engineer) Name Address City, State, Zip Phone
(313) 478-3000

Proposed Use Industrial (addition to existing)
Existing Use Same

* * * * *

Building and Parking Information

a. Total site area 674,396 sq. ft.
b. Number of buildings 1
c. Building coverage 120,983 sq. ft.
d. Building coverage (c÷a) .18 %
e. Building height 24 ft.
f. Total floor area 120,983 sq. ft.
g. Floor area ratio (f÷a) .18
h. Total paved area 71,000 sq. ft.
i. Total impervious coverage (c+h)
a .28 %

j. Number of parking stalls 81
k. % of stalls compact size 0 %

Residential Uses Only

l. Number of units
for multi-family: efficiencies
1 bedrooms
2 bedrooms
m. Density (a÷l) sq.ft./unit
n. Total floor area on any incidental office or commercial space sq. ft.

SEE REVERSE SIDE FOR INFORMATION ABOUT FILING DEADLINES AND PLANS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION.

Joseph F. Schenck 4/6/90
Owner's Signature Date

Gary Moyer 4-5-90
Applicant's Signature Date
THE GARRISON CO.

*If the owner does not sign, the applicant must submit an "Owner's Authorization Affidavit".

soil erosion notes

1. CUT EXISTING AND RESHAPE CONTOURS AT NORTHEAST CORNER OF ADDITION AND CUT NEW SWALE ALONG EAST PROPERTY LINE. INSTALL STRAW BALE FILTER.
2. STRIP TOPSOIL AND GRADE SITE.
3. HYDROSEED ALL DISTURBED AREAS THAT ARE BEYOND NEW PAVED AND BUILDING AREAS.
4. INSTALL STORM SEWER.
5. CONTRACTOR SHALL MAINTAIN ALL SOIL EROSION CONTROL MEASURES UNTIL PAVEMENT IS IN PLACE AND VEGETATIVE COVER IS ESTABLISHED.

land area

GROSS LAND AREA = 15.482 ACRES = 674,396 SQ. FT.

building area

EXISTING BUILDING AREA = 81,284 SQ. FT.
PROPOSED ADDITION AREA = 39,699 SQ. FT.

TOTAL GROSS BLDG. AREA = 120,983 SQ. FT.

building to land density

GROSS BUILDING AREA / GROSS LAND AREA = 120,983 SQ. FT. / 674,396 SQ. FT.
= 0.179 = 17.9 %

parking

MAXIMUM NUMBER OF EMPLOYEES IN LARGEST WORK SHIFT = 60 EXISTING + 15
ADDITIONAL EMPLOYEES = 75 EMPLOYEES

REQUIRED PARKING = 1 SPACE FOR EACH 1.5 EMPLOYEES = 75/1.5
= 50 SPACES

PARKING PROVIDED (EXISTING) = 81 SPACES (77 SPACES AT 10'0" X 20'0" AND 4
BARRIER FREE SPACES AT 12'0" X 20'0").

loading areas

GROSS BUILDING AREA = 120,983 SQ. FT.

LOADING AREAS REQUIRED = 1 SPACE FOR FIRST 5000 SQ. FT. OF GROSS BUILDING
AREA PLUS 1 SPACE FOR EACH ADDITIONAL 20,000
SQ. FT. OR FRACTION THEREOF
= 7 LOADING SPACES

LOADING AREAS PROVIDED = 7 SPACES AT 10'0" X 55'0"

exterior yard lighting

ALL NEW EXTERIOR YARD LIGHTS SHALL BE WALL MOUNTED, AND SHALL BE DIRECTED AND SHIELDED AWAY FROM ALL ADJACENT PROPERTIES.

FIXTURES SHALL HAVE A SINGLE 250 W HIGH PRESSURE SODIUM LUMINARY

Village of Dexter

Amendment to the Municipal Sewer Use Ordinance

Ordinance # _____

Effective Date: _____

The Village of Dexter Ordains:

The Municipal Sewer Use Ordinance of the Village of Dexter shall be amended to add the following:

Article V

"Subsection 25.515, which shall read:"

"The Village of Dexter shall not be liable under any circumstances for a deficiency or failure in the sanitary sewer system's effective transferal and transportation of sewage along and through sewer mains, pipes, lines, or tiles within the Village system.

The back-up of sewage, and any possible impacts or results arising out of or emanating from such back-up in, along, or behind Village mains, pipes, lines, or tiles, when caused by any reason other than the gross negligence of the Village of Dexter, its agents, designees, or employees, shall remain the exclusive liability of the property owner impacted or affected. Each user who shall accept sanitary sewer services is subject to the regulations imposed by this ordinance."

This ordinance shall take full force and effect twenty (20) days after its legal publication.

Motion by Council Member _____

Supported by Council Member _____

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Ordinance declared adopted this _____ day of _____ 1990.

Attested: _____
Donna L. Fisher, Village Clerk

PAYEE- EXPLANATION	CODE	CONSTRUCTION & ENGINEERING	SEWER REPLACEMENT
Blanchard, Bonura & Shaw	VARIOUS	62,817.40	
Washtenaw County Treasurer	251-733-970.100	1.00	
Washtenaw County Register of Deeds	251-733-970.100	105.30	
MI Dept. of Transportation	251-733-965.031	4,804.80	
Long Clark & Baker	251-733-965.031	800.00	
	TOTAL BILLS DUE	69,528.50	

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAGE 3 OF 4

BILLS DUE
DATE APRIL 23, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Technical Services,	548-824					280.00	
Arbor Adler Sales & Service	172-727	87.00					
AT&T INFO-426-4572 & -8303	VARIOUS	59.09				41.09	
Baroni, Geary/reimb. mileage	101-861	31.24					
Barrett Paving Materials	VARIOUS	20.98					25.10
Boullion Sales, Inc.	441-939	110.82					
Callender & Dornbos, Inc.	441-939	195.00					
Case Power & Equipment	441-939	107.64					
Contractor's Tool Inc.	548-941					30.00	
D&C Plumbing & Heating	VARIOUS	120.83					
Detroit Edison/St. Lighting	448-920	1,916.96					
Etna Supply Co.	556-740						162.56
Frank Grohs Chevrolet	441-939	9.00					
Gross Equip/Feldkamp Tire, Inc.	441-939	557.32					
Jones Chemicals	556-742					400.00	
Killins Concrete Co.	556-939						40.27
Len's Rubbish/add to 3-90 cont.	528-816	528.39					
Long, Clark & Baker	101-803	530.00					
Marathon Petro Co.	441-751	497.89					
MichCON-8050 & 8140 Main	VARIOUS	576.07	384.05				
" -8360 Huron	548-920					752.83	
Municipal Supply Co.	556-937						204.34
Nenciarini, Lorna/consult fee	172-965	104.00					
Orchard, Hiltz & McCliment	400-825.002	10,634.75					
Pezzani & Reid Equip. Co.	441-939	1,464.00					
Pitney Bowes	172-937	180.00					
S.F. Strong	265-935	10.00					
TELEdial America	172-853	32.36					
Tidy Tom's	548-740					80.22	
Urban Land Institute	400-956	10.00					
Utilities Instrumentation Serv.	548-956					27.88	
VanBonn, Pat/used desk	171-977	90.00					
Wa Pollution Cont. Fed.	548-815					120.00	
West Shore Services, Inc.	548-740					37.19	
Williams Sewer Service, Inc.	VARIOUS	52.50				400.00	
TOTAL BILLS DUE		17,925.84	384.05			2,169.21	432.27

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAGE 2 OF 4

BILLS DUE

DATE APRIL 23, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - APRIL 7, 1990</u>							
Janet C. Karvel		98.62-G 98.62-R				98.62	98.62
Lorna J. Nenciarini		475.62	51.18				
James M. Palenick		255.53		106.47	106.47	106.47	106.47
Larry N. Wagner			595.37				
Lisa Lemble		319.96					
Keith L. Kitchen		356.42		97.38	97.38		
Patrick A. McKillen		416.38		138.79	138.79		
Derek R. Wiseley		323.42		45.05	45.05		
Thomas C. Desmet						832.96	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						259.85	235.11
Larry C. Sebring						570.40	
<u>PAYROLL COSTS - APRIL 14, 1990</u>							
Sandra Egeler		331.85					
Janet C. Karvel		84.53-G 140.89-R				140.89	140.89
James M. Palenick		340.70		106.47	106.47	106.47	106.47
Larry N. Wagner			595.37				
Lisa Lemble		319.96					
Donna L. Fisher - Clerk & Pl Comm. Sec.		351.68					
Rita A. Fisher - Treasurer		150.84					
Loren P. Yates - President		400.84					
Keith L. Kitchen		194.77		48.69	48.69		
Patrick A. McKillen		277.58		208.19	208.19		
Derek R. Wiseley		180.21		90.10	90.10		
Thomas C. Desmet						749.66	
Andrea Dorney						506.68	
Edward A. Lobdell						705.22	
Daniel L. Schlaff							395.97
Larry C. Sebring						352.02	228.16
Lorna J. Nenciarini - Termination S.L. pay		432.63					
TOTAL PAYROLL COSTS		5,551.05	1,241.92	841.14	841.14	5,065.64	1,311.69

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

APRIL 23, 1990

PAYROLL COSTS (PAGE 2)	\$ 14,852.58
BILLS DUE (PAGE 3)	17,925.84
LAND SALE & BOND FUNDS BILLS (PAGE 4)	<u>69,528.50</u>
TOTAL BILLS & PAYROLL COSTS ALL FUNDS	<u>\$ 102,306.92</u>

2. ITEM WAS TAKEN UP EARLIER IN THE MEETING
3. TRANSFER OF LIQUOR LICENSE 3269 CENTRAL ST. FROM LEE PERRY TO SCOTT MIHAIL -
Council found no objection in the transfer from Lee Perry to Scott Mihail.
4. PROPOSAL FOR REMOVAL OF GARAGE STRUCTURE - 7994 ANN ARBOR STREET -
Moved by Stacey, supported by Baroni, to accept the Schneider proposal to remove the structure within 30 days (end of May). Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
5. BIO-DEGRADABLE BAGS -
Village Manager Palenick, informed Council that Petoskey Plastics products are preferred bags.
6. DPW REQUEST FOR NEW EMPLOYEE -
Moved by Baroni, supported by Stacey, to the hiring of Kurt Augustine for Village employment in the D.P.W. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
7. LION'S WHITE CANE WEEK -
Moved by Ritchie, supported by Genske, to approve the Lion's Club request for approval of sale of White Canes in the downtown area the week of April 27 and display of the flag on April 27 and 28. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

PRESIDENT'S REPORT:

None.

ADJOURNMENT:

Moved by Ritchie, supported by Stacey, to adjourn the meeting at 9:20 p.m. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

5-14-90

to approve the combined site plan for 39,699 sq.ft. addition for Dexter Fastener Technologies, 2110 E. Bishop Circle. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

ORDINANCES/RESOLUTIONS:

1. AGREEMENT FOR EXCHANGE OF PROPERTIES- DWOREK PARCEL -
Moved by Baroni, supported by Stacey, to approve the agreement for Exchange A properties - Dworek Parcel as presented (copy attached). Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
2. RESOLUTION TO VACATE PUBLIC STREET PORTION OF EASTERLY DAN HOEY RIGHT-OF-WAY (ON TABLE) -
Moved by Ritchie, supported by Gregory, to remove the subject from the table. Ayes: Ritchie, baroni, Genske, Gregory, Stacey, Yates. Nays: none.
Moved by Ritchie, supported by Gregory, to adopt the Resolution to Vacate Public Street Portion of Easterly Dan Hoey Right-of-Way (copy attached). Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
3. RESOLUTION TO AMEND OFFICIAL PERSONNEL RULES.
Moved by Baroni, supported by Genske, to table the subject. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
4. AMENDMENT TO VILLAGE SEWER USE ORDINANCE; FIRST READING -
Moved by Ritchie, supported by Baroni, to set a Public Hearing for May 14, 1990 at Wylie Media Center at 8:00 p.m. for the purpose of taking public comment on the amendment of the Village Sewer Use Ordinance. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

OLD BUSINESS:

1. USE OF GAZEBO BY CLASS OF 1970, JUNE 29, 1990 -
Moved by Ritchie, supported by Gregory, to approve the request of D.H.S. Class of 1970 to use the Gazebo on June 29, 1990 as a meeting place to organize for meeting to plan for class reunion. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.
2. PARKING RECONFIGURATION AT 2810 BAKER ROAD; DJK PROPERTIES - TIME SCHEDULE -
Moved by Baroni, supported by Ritchie, to grant a time extension tying into the redesign of Baker Road or until Spring of 199s. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

NEW BUSINESS:

1. ESTABLISH DATE FOR SPECIAL MEETING; EXECUTIVE SESSION FOR RESOLUTION OF CONDEMNATION SUIT -
Moved by Genske, supported by Baroni, to set a Special Meeting; Executive Session for Resolution of Condemnation Suit for April 30th at the Fire Hall Board

DEXTER VILLAGE COUNCIL

APRIL 23, 1990

REGULAR MEETING

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

The meeting was called to order at 8:00 p.m. by the President.

ROLL CALL:

Present: Jack Ritchie, Geary Baroni, Carl Genske, Mick Gregory, Bob Stacey, Loren Yates. Absent: Terry Walters.

APPROVAL OF MINUTES:

Moved by Ritchie, supported by Baroni, to approve the minutes of the April 9, 1990 regular meeting as presented. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. WASHTENAW DEVELOPMENT COUNCIL SLIDE PRESENTATION: GRETCHEN WATERS, W.D.C. EXECUTIVE DIRECTOR -

Ms. Waters, W.D.C. Exec. Director, addressed Council introducing the W.D.C. promotional slide presentation. Council viewed the presentation.

APPROVAL OF AGENDA:

Moved by Stacey, supported by Genske, to approve the agenda as amended (copy attached). Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

None.

COMMUNICATIONS:

Council received a request for approval for White Cane drive for Dexter Lion's Club.

BILLS/PAYROLL COSTS:

Moved by Ritchie, supported by Stacey, to approve bills and payroll costs in the amount of \$102,306.92. Ayes: Ritchie, Baroni, Genske, Gregory, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider presented the March report.

FIRE DEPARTMENT - None.

COMMITTEES/COMMISSIONS - Council received the written Planning Commission report (copy attached).

VILLAGE MANAGER - Council received the Manager's written report (copy attached).

NEW BUSINESS: ITEM #2 WAS TAKEN UP AT THIS TIME
COMBINED SITE PLAN FOR 39,699 SQ.FT. ADDITION TO MANUFACTURING FACILITY,
211- BISHOP CIRCLE EAST; DEXTER FASTENER TECHNOLOGIES, APPLICANT -
Mr. Gerber, President of Garrison Co., P. McTigue, attorney for Dex-Tech,
G. Sander, President of Dex-Tech, made presentation. Moved by Ritchie,
supported by Stacey, to accept the Planning Commission's recommendation

3. TRANSFER OF LIQUOR LICENSE 3269 CENTRAL ST. FROM
LEE PERRY TO SCOTT MIHAIL.
4. PROPOSAL FOR REMOVAL OF GARAGE STRUCTURE-7994 ANN
ARBOR ST.

5. *Bio Degradable Bags* 6. *DPW Request For New Employee*
PRESIDENT'S REPORT 7. *Lions Request - White Cane Week*

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE
WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE
THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND
INTENT.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

APRIL 23, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - WYLIE MEDIA CENTER

ROLL CALL

APPROVAL OF MINUTES OF THE APRIL 9, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. STATE REPRESENTATIVE, MARGARET O'CONNOR TO ADDRESS COUNCIL.
2. WASHTENAW DEVELOPMENT COUNCIL SLIDE PRESENTATION; GRETCHEN WATERS, W.D.C. EXECUTIVE DIRECTOR.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. AGREEMENT FOR EXCHANGE OF PROPERTIES-DWOREK PARCEL
2. RESOLUTION TO VACATE PUBLIC STREET PORTION OF EASTERLY DAN HOEY RIGHT-OF-WAY (ON TABLE).
3. RESOLUTION TO AMEND OFFICIAL PERSONNEL RULES.
4. AMENDMENT TO VILLAGE SEWER USE ORDINANCE: FIRST READING.

OLD BUSINESS

1. USE OF GAZEBO BY CLASS OF 1970; JUNE 29, 1990.
2. PARKING RECONFIGURATION AT 2810 BAKER ROAD; DJK PROPERTIES-TIME SCHEDULE.

NEW BUSINESS

1. ESTABLISH DATE FOR SPECIAL MEETING: EXECUTIVE SESSION FOR RESOLUTION OF CONDEMNATION SUIT.
2. COMBINED SITE PLAN FOR 39,699 SQ.FT. ADDITION TO MANUFACTURING FACILITY, 2110 BISHIP CIRCLE EAST; DEXTER FASTENER TECHNOLOGIES, APPLICANT.

time to five minutes, unless speaking for a bona fide group, in which case ten minutes shall be allowed.

RULE 13: TAPING OF COUNCIL MEETINGS (Approved 8/24/87)

Any Citizen may tape a Council meeting by audio or video machines if such machine is powered by an independent power system (i.e. batteries) and is not to rely on power from within the Council meeting room. Video tape machines shall be positioned behind the last row of the audience chairs in such a manner as not to interfere with the audience's view.

RULE 14: ABSENCE OF RULES (Approved 8/24/87)

In the absence of a Council rule, Robert's Rules of Order will prevail.

RULE 15: WAIVING COUNCIL RULES (Approved 8/24/87)

Any Council rule may be waived by a simple majority of the Council members present.

Any motion to adjourn shall always be in order, except when the last preceding business was a motion to adjourn. That and motions to lay on the table and to limit debate, shall be decided without debate.

RULE 8: ORDER OF MOTIONS DURING DEBATE

When any question is under debate, no motion shall be received but the following, and they shall have precedence in the order listed below:

Motion to Adjourn
Motion to Lay on Table
Motion to Limit Debate
Motion to Postpone to a Certain Day
Motion to Commit
Motion to Amend

RULE 9: MOTION TO LIMIT DEBATE

At any time during a discussion or debate of a question, a Trustee may move to limit debate. This motion after receiving the affirmative votes of at least two-thirds or the Trustees present, will have the effect of limiting any member to speak for not more than one additional five minute period on the basic question, provided that member has not spoken twice, in which case he or she may not speak again. This motion, upon being made and supported shall not be debated.

RULE 10: RECONSIDERATION OF QUESTIONS

When a question has been taken it shall be in order for any member voting with the prevailing side to move a reconsideration thereof at the same or next regular meeting, but no question shall be considered a third time.

RULE 11: ALTERING AND AMENDING COUNCIL RULES

Council adopted rules may be altered or amended by a vote of a majority of the members, if notice of the proposed change shall have been given at a preceding regular meeting of the Council, and a written copy of the proposed change has been distributed to all members.

RULE 12: CITIZENS ADDRESSING COUNCIL DURING COUNCIL MEETINGS

Any citizen addressing Council at the appropriate portion of the agenda, shall limit his or her

RULE 3: BEHAVIOR OF COUNCIL MEMBERS

The President or any Trustees may request a roll call of the Council, and the names of absentees shall be noted by the Clerk. The Council shall take such action as it deems appropriate to reprimand Council members absent without reasonable excuse.

The Council shall determine if the behavior of any of its members, or any Village official present at the meeting, is interfering with the conduct of Council business. Upon the concurrence of a simple majority, any member or official shall be excused from the Council meeting.

RULE 4: VOTING

All votes of the Council shall be by roll call. All Trustees shall vote on all matters before the Council, unless a Trustee has a financial interest in any matter before the Council, in which case the Trustee shall not vote on the matter.

RULE 5: CONDUCT OF DISCUSSION: DEBATE

During Council discussion and debate, no Trustee shall speak until recognized by the President. The Trustee shall confine himself or herself to the question at hand and avoid personalities. Each Trustee shall speak no more than two times on a given question and for no longer than five minutes each time, unless unanimous consent is given by the other Trustees.

RULE 6: PUBLIC HEARINGS

Any citizen may address Council at a Public Hearing. The citizen must give his or her name and address to be recorded by the Village Clerk. The citizen must limit his or her presentation to five minutes. Any citizen representing a bona fide group may speak for ten minutes.

RULE 7: RIGHT TO DELAY CERTAIN PROCEEDINGS

No resolution or proceeding of the Council imposing taxes or assessments or requiring the payment, expenditure of money or property, or creating a debt or liability, shall be allowed at the same meeting at which it is introduced, if objection be made by one member, unless by a two-thirds vote of the members present.

DEXTER VILLAGE COUNCIL RULES

Adopted April, 1986
Amended August 24, 1987
Amended September 14, 1987
Adopted April 9, 1990

RULE 1: MEETING OF THE COUNCIL

All meetings, regular and special, of the Council shall be held in the Wylie School Library. However, any meeting of the Council can be adjourned to another location in order to accommodate the public.

The Council shall hold its regular meetings on the second and fourth Mondays of each month at 8:00 P.M.

Whenever a regular meeting falls on a legal holiday or election day it shall be held on the following day (Tuesday) at 8:00 P.M.

RULE 2: ORDER OF BUSINESS (Approved 9/14/87)

An agenda for each Council Meeting shall be prepared by the Village Manager in accordance with the following order of business:

Roll Call of the Trustees
Public Hearings
Approval of the Minutes
Pre-Arranged Citizen Participation
Approval of Agenda
Non-Arranged Citizen Participation
Communications
Approval of Bills and Payroll
Reports
 Sheriff
 Fire Department
 Committees and Commissions
 Village Manager
Ordinances/Resolutions
Old Business
New Business
President's Report
Adjournment

*Pre-Arranged Citizen participation will be limited to those who notify the Village Office before 5:00 P.M. the Thursday preceding the meeting stating their name and intent.

**Non-Arranged Citizen participation will include those not listed on the printed agenda who wish to speak. The Village President, at his discretion, may call on members of the audience to speak at any time.

- Of the three solicited firms for bids to dismantle the old water tower; Great Lakes Tank has responded with a firm bid while Richard Bro's has indicated their response is forthcoming, and CBI is expected to submit a bid as well. It would appear that while a contract award can probably be made in May, the work itself could be accomplished at the lowest cost in late Fall when these firms are limited by weather from doing tank construction and painting.

- Dexter Fastener Technologies has submitted final site plans for a combined 40,000 square foot addition to their facility with anticipated construction to follow shortly after all approvals are acquired. It is anticipated that yet another addition (possibly 60,000 square feet) will follow shortly thereafter. The current 81,000 square foot facility could, therefore, become 181,000 sq. ft. by year end. The location of this manufacturing facility in the Village of Dexter will ultimately provide a truly remarkable economic impact.

- Because of the unavailability of Mr. Kingsley's attorney, we were unable to meet and pursue further the more-expeditious acquisition of the parcel intended as Dan Hoey R.O.W.. However, the attorney Mr. Flintoft, is now back-in town and a meeting will be scheduled for the week upcoming. We will be trying to achieve some resolution of this matter short of the conclusion of our condemnation suit.

- Bids for the removal of the concrete & debris stored at the well field (250-300 yds) will be received by 5:00 p.m. Friday, April 6th. Contract award can be made at the Monday evening Council meeting.

- The remainder of the wood stored behind the fire hall will be removed by April 16th.

- The Village D.P.W. is currently accepting requests for street trees to be planted in late April/early May. Village-produced compost will be utilized in the planting of these trees. One of the points stressed at the recent urban forestry seminar, attended by all D.P.W. workers, was that this type of compost is excellent as a primary planting medium and soil conditioner. The compost will also be used in reseeding the area vacated by the two demolished houses.

Village Manager's Report - April 9, 1990

- The Zoning Inspector/Planner's quarterly report for the first quarter of 1990 is enclosed in your packet. It provides a thorough, well-written account of all zoning & planning activities.
- The financial statement provided in the packet, is the final (but as yet un-audited) statement for fiscal year 1989-90. You will note in examining its contents that the Village completed the fiscal year in very good financial shape. All funds remain solvent and well-positioned to effectively move forward and tackle the challenges that lie ahead.
- Preliminary indication of S.E.V. calculations for fiscal year 1990-91 indicate a somewhat disappointing level of expected taxable personal property. If the final totals reflect this estimate, the budget may require slight cutbacks in some areas.
- The final payout of the Blanchard et.al land contract is being delayed from its anticipated April 1st closing, awaiting signatures of at least one of the principals to the original sale. Hopefully the transaction will be completed soon in order to facilitate the land sale to V-Tech (Lots 9,10,11,12 & 13 of the Dexter Business & Research Park).
- "Frost laws" have been officially lifted, so we will anticipate the commencement of the demolition of the structures behind Monument Park, shortly. A request for proposals to remove the garage/shed structure was advertised in the Dexter Leader, Chelsea Standard, and "Green Sheet", and listed a deadline for submission of April 13th. We hope that this request will yield a reasonable method for the prompt removal of this structure.
- After reviewing 41 applications for the position of Administrative Assistant/Accounting & Finance, and interviewing the top five candidates, I have determined that, of the four remaining interviewees (one withdrew shortly after the interview), the most appropriate candidate is Sandra Egeler of Chelsea. Mrs. Egeler has been offered the position at a starting wage of \$9.15/hour and accepted. She will begin her duties sometime during the week of April 9th; as yet to be determined.

VILLAGE PLANNING COMMISSION

8140 MAIN STREET
DEXTER, MICHIGAN 48130

MEMO

TO: VILLAGE COUNCIL

FROM: DONNA FISHER, ADMINISTRATIVE SECRETARY PLANNING COMMISSION

DATE: 04/20/90

The following action took place at the April 16, 1990 regular meeting of the Planning commission:

REQUEST FOR COMBINED PRELIMINARY AND FINAL SITE PLAN APPROVAL IN INDUSTRIAL PARK ZONING; 2110 BISHIP CIRCLE EAST - DEXTER FASTENER TECHNOLOGIES, APPLICANT -

Moved by Cousins, supported by Bell, to recommend the Village Council approve the combined preliminary and final site plan for addition to existing building for Dexter Fastener Technology; 2110 Bishop Circle East. Ayes: Bishop, Knapp, Bell, Model, Arbour, Cousins, Betz. Nays: none.
Absent: Gochanour, Hansen. Motion carried.

VILLAGE OF DEXTER

APRIL 9, 1990

PETTY CASH

ADMINISTRATIVE

Mileage expense	101-172-861	\$ 7.70
Election supplies	101-191-727	15.64
Building repair	101-265-935.001	12.00

SEWER DEPT.

Truck care	590-548-939	<u>1.50</u>
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TOTAL PETTY CASH EXPENDED ALL FUNDS		<u><u>\$ 36.84</u></u>
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Payee- Explanation	Code	Bond	Land Sales
American Title Co	251-733-970-100		578.60
TOTAL			\$578.60

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

PAGE 3 OF 5

BILLS DUE
DATE APRIL 9, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor News	172-901	192.10					
Ann Arbor Welding Supply Co.	441-	42.07					
Arbor Mitchell Corp.	101-956	31.20					
Carpenter Hardware & Lumber, Inc.	VARIOUS	14.97				13.78	16.95
Detorit Edison							
7700 CWL,3676 Cent,8360 Huron	548-920					4,412.48	
WA tower,3620 Cent,2164 Bishop	556-920						1,684.42
8140,8050,7982,8014 MAIN	VARIOUS	315.89					
Dexter District Library	965-950.010	2,300.00					
Dexter Family Physicians	VARIOUS	35.00				35.00	
Dexter Leader	VARIOUS	385.82					
Dexter Office Supply	VARIOUS	69.52	6.41			17.76	
Dexter, Village of	VARIOUS	9.93				24.75	
F&S Engravers	101-910	47.30					
Galloup Company	548-977					172.73	
Hackney Ace Hardware	VARIOUS	45.82				47.75	66.40
Len's Rubbish Removal/3-90 cont	528-816	9,111.13					
Len's Rubbish-extra dump fees	528-816	1,694.70					
MI Bell - 426-8530	441-853	45.90					
Quality Copy Center	VARIOUS	281.75					
Parts Peddler	441-939	21.53					
RAM Communications of MI	441-853	18.50					
Recycle Ann Arbor	528-816.020	425.04					
S.F. Strong	VARIOUS	108.34					
TELEdial America	172-853	32.64					
University of Toledo/McKillen	441-965	101.00					
Washtenaw Clerk/election	191-806	92.03					
Washtenaw Development Council	101-815	282.50					
W.C. Sheriff 3-90 cont/2-90 mile	VARIOUS	15,887.46					
TOTAL BILLS DUE		31,592.14	6.41			4,724.25	1,767.77

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - MARCH 24, 1990</u>							
Janet C. Karvel		140.89-G 140.89-R				140.89	140.89
Lorna J. Nenciarini		460.62	51.18				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			600.92				
Lisa Lemble		319.96					
Keith L. Kitchen		219.11		133.90	133.90		
Patrick A. McKillen		555.17		69.40	69.40		
Derek Wiseley		202.73		123.89	123.89		
Thomas C. Desmet						832.96	
Edward A. Lobdell						808.44	
Brett A. Wiseley						371.47	
Daniel L. Schlaff							395.97
Larry C. Sebring						228.16	228.16
<u>PAYROLL COSTS - MARCH 31, 1990</u>							
Janet C. Karvel		140.89-G 140.89-R				140.89	140.89
Lorna J. Nenciarini		409.44	51.18				
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.96					
Keith L. Kitchen		194.77		243.46	48.69		
Patrick A. McKillen		277.58		346.98	69.40		
Derek R. Wiseley		180.21		225.26	45.05		
Thomas C. Desmet						832.96	
Edward A. Lobdell						526.32	
Daniel L. Schlaff							494.96
Larry Sebring						570.40	
Larry N. Wagner			785.20				
TOTAL PAYROLL COSTS		4,554.87	2,150.00	1,355.83	703.27	4,665.43	1,613.81

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS
APRIL 9, 1990

PAYROLL COSTS (PAGE 2)	\$ 15,043.21
TOTAL BILLS DUE (PAGE 3)	38,090.57
LAND SALE & BOND FUNDS BILLS (PAGE 4)	578.60
PETTY CASH (PAGE 5)	<u>36.84</u>
TOTAL BILLS & PAYROLL COSTS ALL FUNDS	<u>\$ 53,749.22</u>

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MAY 14, 1990

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

The meeting was called to order at 8:00 p.m. by the President.

ROLL CALL:

Present: Jack Ritchie, Geary Baroni, Mick Gregory, Bob Stacey, Loren Yates.

Absent: Terry Walters, Carl Genske.

PUBLIC HEARINGS:

1.) MUNICIPAL SEWER USE ORDINANCE AMENDMENT; SUBSECTION 25.515 -

The hearing opened at 8:03 p.m.

There were no citizens who wished to speak.

The hearing closed at 8:08 p.m.

APPROVAL OF MINUTES:

Moved by Ritchie, supported by Gregory, to approve the minutes of the April 23, 1990 regular meeting as presented. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. Lee Perry, 3576 Central, addressed Council stating his opinion regarding a sewer back-up problem

APPROVAL OF AGENDA:

Moved by Stacey, supported by Ritchie, to approve the agenda as amended. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

Mr. W. Steptoe, 7250 Dan Hoey Road, addressed Council regarding (1) drainage in the area of Dan Hoey Road West of his property; (2) his opposition to a wire fence versus a wooden fence to shield the DAPCO dumpster.

COMMUNICATIONS:

Council recieved invitation to Rev. J. Harnish Farewell Dinner, June 10, 1990.

Council received Gary Gochanour's letter of resignation from the Planning Commission.

The Ann Arbor Bicycle Touring Society has donated \$750.00 toward the cost of maintaining toilets in Warrior Creek Park.

BILLS/PAYROLL COSTS:

Moved by Ritchie, supported by Stacey, to approve bills and payroll costs in the amount of \$103,896.64. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

REPORTS:

VILLAGE MANAGER - Council recieved the written report (copy attached).

ORDINANCES/RESOLUTIONS:

1. AMENDMENT TO MUNICIPAL SEWER USE ORDINANCE; SUBSECTION 25.515 -

Moved by Ritchie, supported by Baroni, to adopt the Ordinance to Amend

NEW BUSINESS

1. REQUEST FOR PLACEMENT OF IDENTIFICATION SIGNS;
WALKABOUT CREEK
2. STORM SEWER EXTENSION AGREEMENT; WALKABOUT CREEK
LIMITED DIVIDEND HOUSING ASSOCIATION.
3. ESTABLISH PUBLIC HEARING - 1990 PROPOSED MILLAGE
RATE
4. PROPOSED BUDGET AMENDMENTS F.Y. 1990-1991
5. CONTRACT AWARD - DEMOLITION & REMOVAL OF ELEVATED
WATER STORAGE TANK
6. DAPCO INDUSTRIES REQUEST FOR MODIFICATION TO
APPROVED SITE-PLAN
7. AMERICAN LEGION REQUEST; "POPPY DAYS" AND MEMORIAL
DAY PARADE
8. APPOINTMENTS TO D.D.A.
9. *Appointment to LD.FA*

PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MAY 14, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - WYLIE MEDIA CENTER

ROLL CALL

PUBLIC HEARINGS

1. MUNICIPAL SEWER USE ORDINANCE AMENDMENT, SUBSECTION 25.515

APPROVAL OF MINUTES OF THE APRIL 23, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. LEE PERRY; 3576 CENTRAL

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

~~SHERIFF~~

FIRE DEPARTMENT

COMMITTEES AND COMMISSIONS

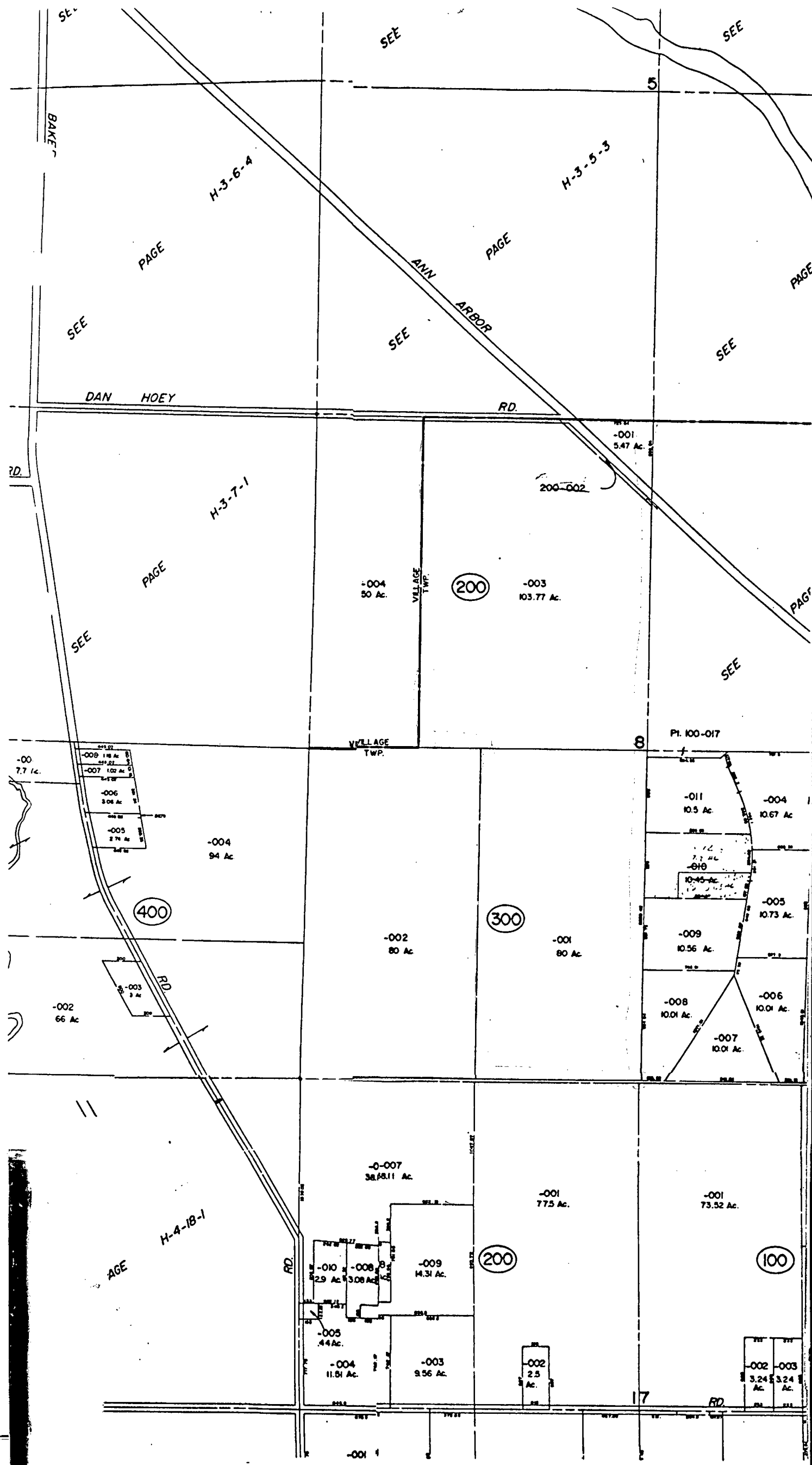
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. AMENDMENT TO MUNICIPAL SEWER USE ORDINANCE; SUBSECTION 25.515
2. RESOLUTION TO PARTICIPATE IN MISS DIG SYSTEM
3. RESOLUTION TO ADOPT 1990 MILLAGE RATE
4. RESOLUTION TO ACKNOWLEDGE COMMUNITY CONTRIBUTIONS OF REV. JACK HARNISH

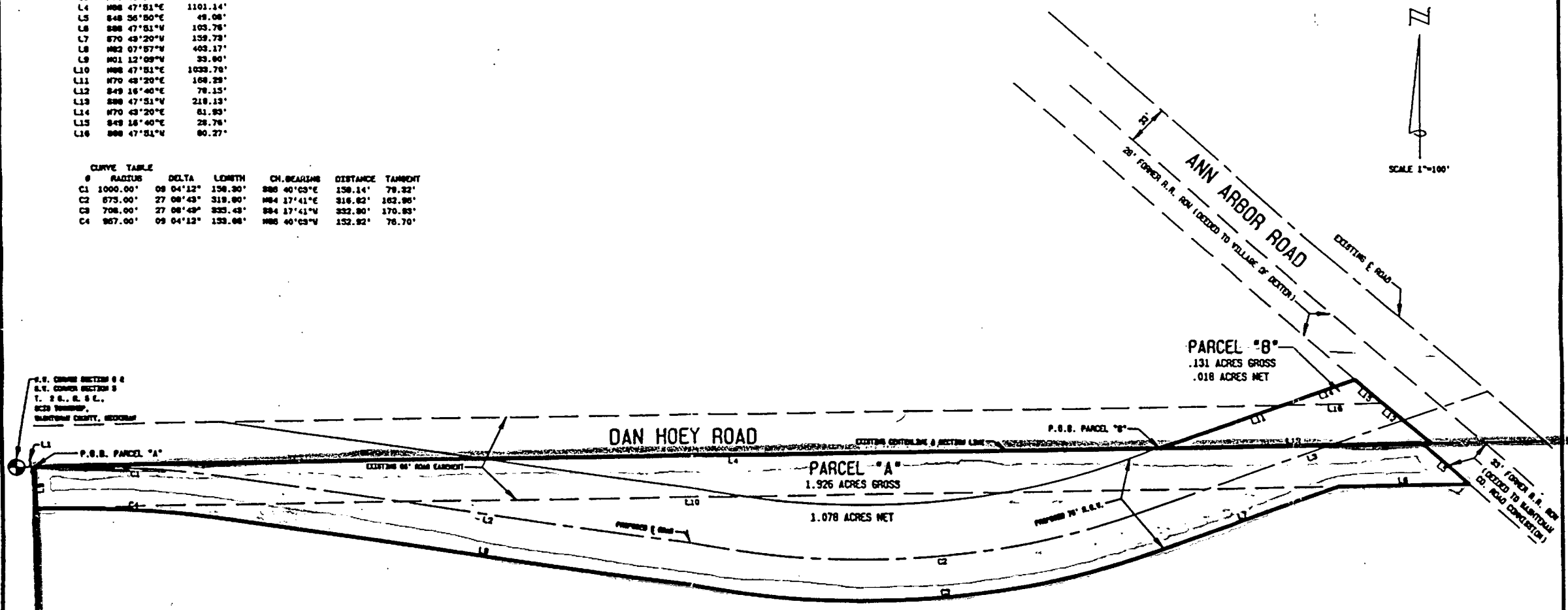
OLD BUSINESS

1. REPLACEMENT OF SIDEWALKS; POSSIBLE BUDGET AMENDMENTS
2. PROPOSED AMENDMENTS TO OFFICIAL PERSONNEL RULES



LINE TABLE		
#	BEARING	DISTANCE
L1	N88°47'51"E	819.92'
L2	S82°07'57"E	403.17'
L3	N70°43'20"E	296.79'
L4	N88°47'51"E	1101.14'
L5	S48°36'50"E	49.08'
L6	S88°47'51"W	105.76'
L7	S70°43'20"W	159.79'
L8	S82°07'57"W	403.17'
L9	N01°12'09"W	33.90'
L10	N88°47'51"E	1033.70'
L11	N70°43'20"E	168.29'
L12	S49°16'40"E	79.15'
L13	S88°47'51"W	219.13'
L14	N70°43'20"E	61.93'
L15	S49°16'40"E	28.76'
L16	S88°47'51"W	90.27'

CURVE TABLE						
#	RADIUS	DELTA	LENGTH	CH. BEARING	DISTANCE	TANGENT
C1	1000.00'	09°04'12"	156.30'	S88°40'03"E	156.14'	79.32'
C2	673.00'	27°08'43"	319.90'	N84°17'41"E	316.82'	162.95'
C3	708.00'	27°08'43"	333.43'	S84°17'41"W	332.80'	170.83'
C4	957.00'	09°04'12"	133.66'	N88°40'03"W	132.92'	76.70'



P.S. CORNER SECTION 6 &
S.E. CORNER SECTION 9
T. 28 N., R. 6 E., S. 4 E.
SECTION 36, TOWNSHIP 28 N.,
RANGE 6 E., SECTION 36

<div style="display: flex; justify-content: space-between;"> <div> <div style="border: 1px solid black; width: 100px; height: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 100px; height: 100px;"></div> </div> <div> <div style="border: 1px solid black; width: 100px; height: 100px; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 100px; height: 100px;"></div> </div> </div>		<div style="text-align: center;"> DAN HOEY ROAD PROPOSED R.O.V. VILLAGE OF DETON </div>	<div style="text-align: center;"> BRIDGEMAN, KELTZ & RACHLEIGH, INC. GEOMETRIC ENGINEERS 1700 W. 10TH AVE. DETROIT, MICH. 48226 TEL. 313-487-1100 </div>
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VILLAGE OF DEXTER

MAY 29, 1990

PETTY CASH

ADMINISTRATIVE

Supplies, misc.	VARIOUS	\$	31.07
Coffee maker	101-172-977		36.36

SEWER FUND

Supplies lab	590-548-727		<u>3.94</u>
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TOTAL PETTY CASH EXPENDED ALL FUNDS		\$	<u><u>71.37</u></u>
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VILLAGE MANAGERS REPORT - MAY 29, 1990

- The Contract awarded to Pittsburg Tank and Tower has been acknowledged; insurance certificates have been received. I would anticipate the work will commence sometime in June for the dismantling and removal of the old tower.

- As indicated by the memo and correspondence in your packet, the repairs necessary to one of the existing wells will be a good deal more costly than had been anticipated. The extremely heavy iron content in these wells has caused, and will continue to cause, greater than normal maintenance costs. Future budgets will provide for more frequent inspection and maintenance of these two wells to avoid sudden unexpected expenditures. This points out yet another reason to proceed rapidly with the development of the new well/treatment facility. The well being repaired should be placed back into service early next week, perhaps by Tuesday or Wednesday. We hope that greater-than-anticipated tap-in revenues in FY 90/91 will provide for the greater-than budgeted repair costs.

- We hope to provide a chloride application to alleys and affected shoulders the first week of June; weather permitting.

- The newly acquired land adjacent to Monument Park has been prepared for seeding and following the relocation by the Lions club of some shrubbery, and the complete removal of the barn, the entire area will be hydro-seeded. Cost, which is budgeted for, should not exceed \$550.00.

- D.P.W. crews will move to the established four, ten hour day schedule beginning June 4th. Sidewalk work in front of the Masonic Temple building will also begin that week. This schedule will be maintained through September.

- The slurry seal work to Baker (from Dan Hoey to Main); as well as the "seam" work on Main (from Baker to Alpine), and the Broad Street alley (from Forest to Main) can be done this week; perhaps Wednesday or Thursday. The cost, carried over from last year's budget, can be maintained at the original \$11,235.00 if accomplished within the week. One lane of Baker will be closed at all times during the day the application is actually done. As you recall this work was budgeted for last year and forwarded to this year's budget (FY 90/91) when weather did not allow its completion last year.

- Clear Cable Vision has submitted a proposed franchise renewal agreement and associated ordinance to the Village for discussion and possible adoption. I, as well as our attorney Pete Long, am currently reviewing the documents and will have a report and recommendation at a later date. Our franchise with Clear Cable expires on December 1, 1990 and we must reach agreement on a new franchise by that date.

BID PROPOSAL

The Village of Dexter is accepting bids for approximately 63,000 square feet of Asphalt Resurfacing and related items of work. Bids will be publicly opened at 3:30 p.m., June 8, 1990. Bids are to be submitted prior to the 3:30 deadline at the Village Offices at 8140 Main Street, Dexter, MI 48130. Please label the envelope "Asphalt Bid".

- | | |
|------------------|------------------------------------|
| A) Forest Street | (Broad Street to Baker) |
| B) Broad Street | (Fourth Street to Railroad Tracks) |
| C) Broad Street | (Grand Street to Forest) |
| D) Third Street | (Broad Street to Central) |

	<u>Quantity</u>	<u>Unit Price</u>	<u>Extension</u>
Adjust Manhole	1 Each	\$_____/Each	\$_____
Adjust Gas Valve	1 Each	\$_____/Each	\$_____
Asphalt Wedging	90 Tons	\$_____/Ton	\$_____
Resurfacing	1 L.S.	*** LUMP SUM ***	\$_____
TOTAL BID:			\$_____

The following items of work are incidental to the Resurfacing pay item and will not be paid for separately:

- 1) Clean surface to be paved.
- 2) Apply a Bond Coat with SS-1h or MS-2A
- 3) Any necessary wedging of asphalt in excess of 90 tons.
- 4) Resurface with 1.5" (compacted thickness) MDOT #1100T 20AA.
- 5) All joints shall be feathered to the existing pavement.

The paving limits are marked with paint on all streets. Bidders should do their own calculation of square footage. The Village of Dexter does not guarantee the estimated 63,000 SFT. This figure is intended for informational purposes only. Payment will be by the Lump Sum.

All Contractors shall obtain and maintain insurance coverage as detailed in the Village of Dexter Engineering Design Specification book (see attached summary).

Wedging shall be placed where necessary in low and/or broken areas and to insure drainage. The Village will pay for a maximum of 90 tons of wedging. Any wedging in excess of 90 tons shall be considered incidental to the project. Bidders should make their own determination of the amount of asphalt wedging required. Payment will be based on actual tons of wedging placed or 90 tons, **WHICHEVER IS LESS.**

Payment shall be made 100% October 12, 1990.

Questions should be directed to Pat McKillen, DPW - (313)426-8530.

DATE: _____

NAME OF BIDDER: _____

ADDRESS: _____

SIGNATURE: _____

Please print or type name here:

1.70 Insurance

Prior to the construction of subdivision and/or project improvements, the contractor shall procure and maintain, during the term of the project, public liability and property damage insurance with a responsible insurance company which meets the approval of the Village of Dexter, in such amounts as will be adequate to protect the public, the Village of Dexter, individual members of the Village Council, Village employees and agents, the Washtenaw County Road Commission, and all parties of interest, and shall not be less than the limits set forth herein.

Type of Insurance

Limits

a) Worker's Compensation and Employer's Liability As required by laws of State of Michigan

b) Public Liability and Property Damage

Bodily Injury:	Each Occurrence	\$500,000
	Aggregate	\$1,000,000
Property Damage:	Each Occurrence	\$250,000
	Aggregate	\$500,000

c) Owners & Contractors Protective Liability & Property Damage

Bodily Injury:	Each Occurrence	\$1,000,000
Property Damage:	Each Occurrence	\$250,000
	Aggregate	\$500,000
	or Combined single limit	\$1,500,000

d) Motor Vehicle (including Owner, Hired and Non-Owned Vehicles)

Bodily Injury:	Each Occurrence	\$500,000
Property Damage:	Each Occurrence	\$200,000
	Combined single limit	\$1,000,000

Policies shall be made available to the Village of Dexter for examination as to their validity and any undesirable exclusions deemed improper by legal opinion rendered to the Village regarding same. Underground construction, where applicable, shall be specified in the coverage. Certificates of coverage signed by the insurance carriers shall include a guarantee that thirty (30) days written notice shall be given by the insurance carrier to the Village prior to cancellation of, or any change in, the respective policies. In the event that the insurance is cancelled, operations shall cease prior to the cancellation date and shall not resume until evidence is provided the proper insurance is again in effect. Additional Named Insured under Owners and Contractors Protective Public Liability and Property Damage Insurance shall include the Village of Dexter, the Village Council and individual members thereof, the Village engineer and members of his staff, and Village employees and agents for the Village.

the Municipal Sewer Use Ordinance; Subsection 25.515 (copy attached). Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

2. RESOLUTION TO PARTICIPATE IN MISS DIG SYSTEM -

Moved by Ritchie, supported by Gregory, to adopt the Resolution to Participate in the MISS DIG SYSTEM (copy attached). Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

3. RESOLUTION TO ADOPT 1990 MILLAGE RATE -

Moved by Ritchie, supported by Gregory, to adopt the Resolution to set the Village 1990 Millage Rate at 14.85 mils. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

4. RESOLUTION TO ACKNOWLEDGE COMMUNITY CONTRIBUTIONS OF REV. JACK HARNISH -

Moved by Ritchie, supported by Baroni, to adopt the Resolution acknowledging J. Harnish (copy attached). Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

OLD BUSINESS:

1. REPLACEMENT OF SIDEWALKS; POSSIBLE BUDGET AMENDMENTS -

Moved by Baroni, supported by Stacey, to adopt the original budget items for sidewalk replacement. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

2. PROPOSED AMENDMENTS TO OFFICIAL PERSONNEL RULES -

Moved by Baroni, supported by Gregory, to adopt the Resolution to Amend Official Personnel Rules (copy attached). ~~Ayes: Ritchie, Baroni, Gregory, Stacey, Yates.~~
Nays: none.

NEW BUSINESS:

1. REQUEST FOR PLACEMENT OF IDENTIFICATION SIGNS; WALKABOUT CREEK -

Phil Seybert, representative W. S. Smith Company, 102 S. Main, Mt Pleasant, MI, addressed Council.

Moved by Baroni, supported by Stacey, to approve the request for placement of identification signs for Walkabout Creek from June 1 thru December 1. Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

2. STORM SEWER EXTENSION AGREEMENT; WALKABOUT CREEK LIMITED DIVIDEND HOUSING ASSOCIATION -

Moved by Ritchie, supported by Stacey, to accept the proposed Storm Sewer Agreement between the Village of Dexter and Walkabout Creek (copy attached). Ayes: Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

3. ESTABLISH PUBLIC HEARING - 1990 PROPOSED MILLAGE RATE -

Moved by Ritchie, supported by Gregory, to set a public hearing for May 29, 1990, 8:00 p.m. Wylie School Media Center for the purpose of taking public

MAY 14, 1990

PAGE 4

ADJOURNMENT:

Moved by Ritchie, supported by Gregory, to adjourn the meeting at 9:40 p.m. Ayes:
Ritchie, Baroni, Gregory, Stacey, Yates. Nays: none.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Donna L. Fisher".

Donna L. Fisher,
Village Clerk

FILING APPROVED

5-29-90

DEXTER VILLAGE COUNCIL

SUMMARY OF BILLS AND PAYROLL COSTS

MAY 14, 1990

PAYROLL COSTS (PAGE 2 & 3)	\$	21,478.78
BILLS DUE (PAGE 4 & 5)		54,145.28
CONSTRUCTION/ENGINEERING FUND (PAGE 6)		<u>28,272.58</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	\$	<u>103,896.64</u>

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - APRIL 21, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		140.89-G					
		140.89-R				140.89	140.89
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.96					
Keith L. Kitchen		231.29		158.25	97.38		
Patrick A. McKillen		277.58		277.58	138.79		
Derek R. Wiseley		191.47		78.84	90.10		
Thomas C. Desmet						333.18	
Andrea Dorney						506.68	
Edward A. Lobdell						607.17	
Daniel L. Schlaff						128.00	395.97
Larry C. Sebring						513.36	57.04
<u>PAYROLL COSTS - APRIL 28, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		140.89-G					
		140.89-R				140.89	140.89
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.96					
Kurt Augustine		6.24		129.65	129.65		
Keith L. Kitchen				194.77	194.77		
Patrick A. McKillen				346.98	346.98		
Derek R. Wiseley				202.73	202.73		
Thomas Desmet - V.T.							
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						197.98	197.98
Larry C. Sebring						171.12	399.28

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - MAY 5, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		28.18-G					
		140.89-R				140.89	140.89
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			661.52				
Lisa Lemble		319.96					
Kurt Augustine		130.12		118.84	205.28		21.61
Keith L. Kitchen		125.95		48.69	146.08		
Patrick A. McKillen		69.40		277.58	312.28		34.70
Derek R. Wiseley		113.70-G					
		70.81-R		90.10	180.21		
Thomas C. Desmet						832.96	
Edward A. Lobdell						739.62	
Andrea Dorney						506.68	
Daniel L. Schlaff							247.48
Larry C. Sebring						409.06	114.08
TOTAL PAYROLL COSTS		5,680.02	2,150.49	2,243.42	2,363.66	6,830.97	2,210.22

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
ACE-TEX CORP.	548-740					95.00	
Ann Arbor City of	VARIOUS			139.78	139.78		
Ann Arbor Implement Co.	548-977					169.95	
C/A Diversified Products Corp.	441-939	95.00					
Cadillac Electric	548-937					169.51	
Carpenter Hdwr. & Lumber	VARIOUS	39.57					6.90
Chelsea Lumber Co.	441-958	77.40					
CONRAIL Corp./property rental	556-942						108.35
Curtin Matheson Scientific	548-743					115.70	
Designs By Judy/Desmet baby	101-956	28.08					
Detroit Edison							
8014,7982,8140,8050 Main	VARIOUS	291.22					
3676 Central3620 Central	566-920						1,665.64
8360 Huron/ lift station	548-920					3,716.30	
Dexter Family Physicians	441-964	80.00					
Dexter Leader	VARIOUS	25.00				25.00	
Dexter Mill	VARIOUS	25.00					39.68
Dexter Office Supply	172-727	33.13					
Dexter Village of	VARIOUS	19.09	12.73			26.75	
Hackney Ace Hardware	VARIOUS	59.01				19.57	
International Calculator Sales,	172-937	71.50					
Jones Chemicals	548-742					820.00	
Lemble, Lisa/reimburse	400-901	134.62					
Len's Rubbish Removal/April con	528-816	9,828.33					
Lester Bros	441-958	150.00					
Long, Clark & Baker	101-803	150.00					
Marathon Petro. Co.	441-751	281.25					
Marhofer, Jim	265-825	9,900.00					
Mettler	548-743					104.00	
MI Bell - 426-8530	441-853	43.09					
" " - 426-8303	172-853	94.96					
" " - 426-4572 March/April	548-853					360.75	
MICHcon - 8360 Huron	548-920					179.22	
" - 8140 & 8050 Main	VARIOUS	76.10	17.08				
MI Wa Pollution Cont. Assoc.	556-965						50.00
Mill Creek Sprots Center	441-740	14.95					
Municipal Supply Co.	556-937						29.40

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Orchard, Hiltz & McCliment, Inc.	VARIOUS	1,492.50					
Parts Peddler Auto Supply	VARIOUS	19.87				423.86	17.62
R.P.M. EXCAVATING	VARIOUS	1,125.00					130.00
RAM Communications of MI	441-853	18.50					
Recycle Ann Arbor	528-816.020	990.89					
S.F. Strong, INC.	172-727	19.35					
Schwarz Foundry Co.	548-977					810.00	
Sliger/Livingston Publications	441-901	18.78					
Spears Fire & Safety Services,	VARIOUS	25.00					
WC Sheriff/3/90 Miles&4/90 Cont	VARIOUS	16,053.12					
TeleDIAL America	172-853	30.97					
Water Products Co.	556-977						2,087.70
WearGuard	VARIOUS					679.97	513.76
Williams Sewer Service, Inc.	548-826					160.00	
TOTAL BILLS DUE		41,311.28	29.81	139.78	139.78	7,875.58	4,649.05

BILLS DUE

DATE: MAY 14, 1990

PAYEE-EXPLANATIONCONSTRUCTION & ENGINEERING FUND

LONG, CLARK & BAKER		\$ 930.00
ORCHARD, HILTZ & MCCLIMENT, INC.	VARIOUS	\$23,000.00
"	"	2,445.58
"	"	1,897.00
		<hr/>
		\$28,272.58
		<hr/>
		<hr/>
TOTAL BILLS DUE		

Village Manager's Report - May 14, 1990

- The Dan Hoey Road reconstruction is back on track in the state's bid-letting process. Bids are being advertised for the June 6th "Letting" date, with expected contract award around the 5th of July. Construction should begin on approximately July 15th; all work must, by contract, be completed by September 28th. This time schedule should produce no conflict with the County's plans for reconstructing Baker from Jackson to Dan Hoey. The County will begin work no earlier than Late August and plan to pursue construction "under traffic". The Village will be receiving its entire TEDF Category "A" grant in the amount of \$234,375.00 toward the completion of the Dan Hoey project as originally awarded.
- Mr. James Hall, owner and developer of the former Wallace and/or Eck property, is in receipt of an easement to the Village of Dexter for the construction and development of a potable water test well for the Village on the property in question. If Mr. Hall and his attorney can agree to the language and terms of the easement, the Village can then move forward with its planned development of the test well and related analysis and engineering. If the easement proves acceptable, the Council may be able to address the award of engineering work for the well to Jones & Henry Engineers at its next regular meeting.
- We expect to present the Council with a proposed bid-solicitation package for this year's street repairs (asphalt & slurry & chip seal), at the next regular Council meeting. If bids are solicited immediately thereafter, we expect to address the actual contract awards at the June 11th meeting.
- The Village closed the sale of Lots 9, 10, 11, 12, & 13, in the Dexter Business and Research Park with V-Tech on Friday the 11th. The remaining balance of \$185,000 of the full purchase price of \$195,660 was received.
- Closing of the sale of lots 18 & 19 to Ralph and Suzanne Maynard of Door Controls International will occur on May 17th. \$54,200 of the full purchase price of \$55,200 will be received at that time.
- The two workshops to solicit public input for a Downtown streetscape design plan sponsored by the D.D.A. were completed on May 1st and 8th and generated significant public comment and participation. While much of the discussion focused on the issue of whether or not to extend Baker Road northward to connect to Central, the process did offer many insights and possibilities. Expect one more

workshop to be conducted prior to the final adoption by the D.D.A. of a design plan to be forwarded to Council.

- Spring clean-up was completed with overwhelming participation. In fact, it is clear that for the Fall clean-up, some limitations will have to be more strongly enforced on the size, type, and amount of debris and refuse accepted. Some people are beginning to take advantage of the program by getting rid of large quantities of construction debris and trash in amounts clearly not generated by Dexter households alone. We do not yet have a final tally of the number of cubic yards of debris disposed of during Spring clean-up, but we anticipate the amount to be extremely high, with associated dump costs to the Village equally high.

Village of Dexter

Amendment to the Municipal Sewer Use Ordinance

Ordinance # _____

Effective Date: _____

The Village of Dexter Ordains:

The Municipal Sewer Use Ordinance of the Village of Dexter shall be amended to add the following:

Article V

"Subsection 25.515, which shall read:"

"The Village of Dexter shall not be liable under any circumstances for a deficiency or failure in the sanitary sewer system's effective transferal and transportation of sewage along and through sewer mains, pipes, lines, or tiles within the Village system.

The back-up of sewage, and any possible impacts or results arising out of or emanating from such back-up in, along, or behind Village mains, pipes, lines, or tiles, when caused by any reason other than the gross negligence of the Village of Dexter, its agents, designees, or employees, shall remain the exclusive liability of the property owner impacted or affected. Each user who shall accept sanitary sewer services is subject to the regulations imposed by this ordinance."

This ordinance shall take full force and effect twenty (20) days after its legal publication.

Motion by Council Member Ritchie

Supported by Council Member Baroni

Ayes: Ritchie, Baroni, Gregory Stacey, Yates

Nays: None

Abstain: None

Absent: Walters, Genke

Ordinance declared adopted this 14th day of May 1990.

Attested: Anna L. Fisher
Donna L. Fisher, Village Clerk

RESOLUTION TO PARTICIPATE IN THE MISS DIG SYSTEM

WHEREAS, the Village of Dexter is responsible for all underground Water Distribution and Sewage Collection piping within the Limits of the Village and,

WHEREAS, the Village of Dexter desires notification, via the Miss Dig System, of all underground construction or maintenance activities which may impact Village Utilities and,

WHEREAS, the Village desires to share in the Miss Dig System currently in place at the Washtenaw County Road Commission at an estimated monthly cost, to the Village, of \$21.45.

BE IT HEREBY RESOLVED that the Village of Dexter, by the authority of its Village Council does support and institute the participation of its Utility Department in the Miss Dig System under the terms and conditions set forth by the W.C.R.C. in its letter of 4/10/90, attached hereto and by reference made a part hereof.

Motion by Council Member Ritchie.

Supported by Council Member Gregory.

Ayes: Ritchie, Baroni, Gregory, Stacey, Yates

Nayes: None.

Abstain: None.

Absent: Walters, Genske.

Resolution declared adopted this 14th day of May, 1990.

Attested: Donna L. Fisher
Donna L. Fisher, Village Clerk

COMMISSIONERS
ULRICH W. STOLL
CHAIRMAN
NORMAN E. KENNEDY
VICE-CHAIRMAN
HERMAN L. KOENN
MEMBER

WASHTENAW COUNTY
BOARD OF COUNTY ROAD COMMISSIONERS
555 NORTH ZEEB ROAD
P.O. BOX 1528
ANN ARBOR, MICHIGAN 48106

ROBERT L. POLENS
MANAGING DIRECTOR
MYRON R. ANDERSON
DEPUTY MANAGING DIRECTOR
STEVEN M. PUURI, P.E.
COUNTY HIGHWAY ENGINEER
TELEPHONE: 761-1500

April 10, 1990

Thomas Desmet
Village of Dexter
8140 Main Street
Dexter, MI 48130

RE: Miss Dig System

Dear Mr. Desmet:

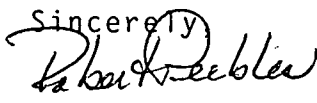
In answer to your inquiry of sharing our Miss Dig terminal, we have put together a cost estimate based on our costs and machine rentals. We would copy messages, telephone you that messages have been received, and you would send a representative over to pick up those messages.

Basic costs to apply:

Teletype Installation (one time charge)	\$3.30
Monthly Machine Rental	1.80
WCRC Administration Fee	16.50
Paper, Ribbon & Supplies	1.65
	<u>\$19.95</u>
Overhead 7.5%	1.50
Monthly Cost	<u>\$21.45</u>

Estimated Cost for 1990 (May-Dec) \$171.60

Future payments to be billed out in a lump sum at the beginning of each year. If you wish to follow up, have the Village Board pass a resolution requesting service and I will do the same.

Sincerely

Robert Peebles
Permit Coordinator

RP:jw

cc: M. Anderson
K. Neal

VILLAGE OF DEXTER

Loren P. Yates, President
James M. Palenick, Manager

8140 MAIN STREET
DEXTER, MICHIGAN 48130
(313) 426-8303

Donna L. Fisher, Clerk
Rita A. Fischer, Treasurer

RESOLUTION OF APPRECIATION

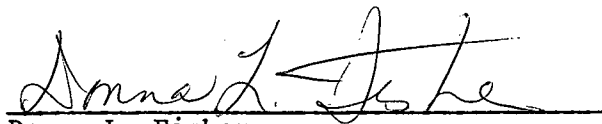
WHEREAS, John E. "Jack" Harnish has served this community well for ten years, as Minister of the Dexter United Methodist Church, and as an enthusiastic and hard working member of many civic, school and charitable organizations; and has now announced that he plans to leave our Village to accept a position in Flint, MI as Minister of the Court Street United Methodist Church; and

WHEREAS, he has earned the affection of a host of area residents who are proud to call him "friend", and his dedication to the best interests of the community has won the high regard of all of his associates; and

WHEREAS, he has given generously of his time and effort in his service as Village Planning Commissioner, Village Parks Commissioner and as a concerned citizen;

NOW, THEREFORE, BE IT HEREBY resolved that the Village of Dexter tenders this Certificate of Appreciation to Jack Harnish commending him for his many contributions to the progress of this community and extending best wishes to him, his wife Judy, and his sons, Chris and David, for a happy successful future in their new home.

I, Donna L. Fisher, Clerk of the Village of Dexter, do hereby certify that the above resolution was adopted at the regular meeting of the Village Council of the Village of Dexter, Washtenaw County, Michigan on May 13, 1990.


Donna L. Fisher,
Village Clerk

Village of Dexter

Resolution to Amend Official Personnel Rules

Be it resolved, by the village of Dexter, that the official Personnel Rules for the Village of Dexter be added to and amended as follows:

Leaves of Absence

I. Sick Leave

Shall be amended to read:

" All full-time Village employees shall be eligible to receive sick leave. Sick leave days will be earned at the rate of one day (8 hours) for each full month of employment, beginning the seventh month of employment. All eligible employees shall receive as a sick day allowance, the equivalent of eight hours of their base rate of pay.

If hired the 1st through the 15th of the month, the sick day base date will be the first of that month. If hired the 16th through the last day of the month, the base date will be the first of the next month.

Sick days may be accumulated only to 120 days.

It is mandatory that all employees notify their supervisors at least one (1) hour prior to starting time if illness makes it necessary for them to be absent from work for that day. If the employee knows at the time of this notification that he or she will be absent for more than one (1) day, the employee must notify his/her supervisor of the longer absence. In the event the supervisor is not notified of a longer absence, the employee must repeat the notification procedure. Otherwise, no sick leave will be granted. A physician's certificate may be required, and must be furnished by the employee if requested by the employee's supervisor.

Employees may use vacation time accumulated, in place of sick leave, if sick leave has been exhausted.

Upon termination of employment, whether voluntary or involuntary, or in instances of retirement or death, Village employees or their estates shall be paid for one-third (1/3) of their accrued sick leave at the employees average rate of pay covering the most recent five years of employment. Sick leave days accrued in excess of 120 days shall be paid out to employees accruing same, at the end of each calendar year at the rate of one-third (1/3) of actual days in excess of 120."

III. Maternity Leave

Shall be amended to read:

" Maternity leave will be granted without pay upon receipt of a letter from the employee's physician stating that such leave is necessary. The return date will be

determined upon agreement between employer and employee, but is not to exceed sixty (60) days after delivery unless extenuating medical or family circumstances are evident.

An employee may elect to use accumulated vacation time prior to beginning an unpaid Maternity leave of absence.

For the employee who is granted maternity leave, health care coverage, as detailed herein, will be provided by the employer and remain in effect for a period not to exceed ninety (90) days following the commencement of the sanctioned leave period. Following completion of this ninety-day period, employees on maternity leave may continue their health care coverage through the Village provider for the remaining period of the maternity leave at their own cost."

"Sexual Harassment"

Shall be added to read:

"The Village of Dexter expressly prohibits sexual harassment in the workplace. If, through a documented, written complaint process it is determined that any supervisor or employee of the Village of Dexter has engaged in the sexual harassment of any other employee of the Village of Dexter, said supervisor or employee shall at minimum receive a written warning as detailed in "Disciplinary Action" herein; and depending upon the determined nature and circumstances surrounding the incident, could face suspension or discharge.

Sexual Harassment shall include that which is termed "quid pro quo" sexual harassment, wherein an employee is pressured to feel that he/she must accept or tolerate unwelcome sexual advances in order to continue employment, receive pay increases or promotions, or to simply maintain an environment in which to pursue ones designated duties. Sexual harassment shall also include the creation of a "hostile work environment," wherein a frequency of incidents, comments, or conduct of a sexual nature, generated by one or more supervisors or employees, is clearly unwelcomed by an offended employee yet continues without regard to such offended employees stated objection or protestation.

The discovery of any incidence of sexual harassment in the workplace will result in prompt correction and disciplinary action. Such action will be fully documented in writing."

"Substance Abuse"

Shall be added to read:

"The unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the workplace. The use of alcohol is also prohibited in

the workplace. Violation of this provision will be met with strict and immediate enforcement of the "Disciplinary Action" provisions of these Personnel Rules; up to and including discharge.

The Village of Dexter shall continue to strive to maintain a drug and alcohol-free workplace, to assist its employees with any possible substance abuse problems encountered, and to develop a workplace free of any chemical dependencies. As part of this approach, the Village of Dexter provides coverage, through its Health Maintenance Organization, for certain substance abuse treatment and follow-up services to all permanent, full-time employees."

This Resolution declared adopted this _____ day of _____ 1990.

Motion: _____

Support: _____

Ayes: _____

Nayes: _____

Abstain: _____

Absent: _____

Attested: _____
Donna L. Fisher, Village Clerk

STORM SEWER EXTENSION AGREEMENT

This Agreement, made and entered into this ____ day of _____, 1990, by and between the Village of Dexter, whose address is 8140 Main Street, Dexter, Michigan 48130, a Michigan municipal corporation, hereinafter referred to as "Village", and Walkabout Creek Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, whose address is 102 S. Main, 3rd Floor, P.O. Box 189, Mt. Pleasant, Michigan 48858, hereinafter referred to as "Customer", in the manner following:

WHEREAS, the Customer is developing a 100 unit apartment project with plans for an additional 72 units in the Village of Dexter which is commonly known as Walkabout Creek Apartments and in connection with such development and improvements, finds it desirable to have available for the use of said property, public storm sewer facilities; and

WHEREAS, consistent with the existing programs of development of the Village of Dexter, the Village desires to own public storm sewer facilities which will service Customer's property and other properties in the general area that can tap in to the facilities in the future in the manner and under the terms and conditions of this Agreement; and

WHEREAS, the parties desire to set forth their understandings in this Agreement;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is expressly agreed by and between the parties hereto as follows:

1. Customer has caused to be constructed a storm sewer system ("Facilities"), as depicted on Exhibit A attached hereto, to service the Customer's property and other property. The Village approved the construction plans and specifications. Village issued the necessary permits and inspected the construction of the Facilities.

2. Village agrees that dedication to the public of the Facilities is hereby accepted.

3. The parties agree that the cost of construction of the Facilities was Thirty Three Thousand Seven Hundred Eighty Two and 25/100 (\$33,782.25) Dollars, the payment of which by Customer is hereby acknowledged.

4. It is further understood and agreed that the Facilities which have been constructed are intended to be able to service future development on other property in the Village. The parties agree that the Village will charge fees to the owners of any other property that tap into or are serviced by the Facilities.

5. The other property which may be serviced in the future by the Facilities is listed below. The Village agrees to collect and refund the following sums to Customer at such time as any of the Property mentioned below tap into or are serviced by the Facilities:

<u>PROPERTY NO. 1</u>	-	.8 acres	-	\$ 863.50
-----------------------	---	----------	---	-----------

Tax Parcel No. 82-08-06-400-016
Property Owner: Mr. Alexander Zaleski
Property Address: 300 Ottawa Street,
Lansing, MI 48933
Prorata % of Cost: 2.5559105

<u>PROPERTY NO. 2</u>	-	7.46 acres	-	\$8,052.09
-----------------------	---	------------	---	------------

Tax Parcel No. 82-08-06-400-017
Property Owner: Mr. Jack Blanchard
Property Address: 7795 Ann Arbor Street
Dexter, Michigan 48130
Prorata % of Cost: 23.8338658

<u>PROPERTY NO. 3</u>	-	4.13 acres	-	\$4,457.79
Tax Parcel No. 82-08-07-100-028				
Property Owner: Mr. Ira J. Kaupp				
Property Address: 7651 Dan Hoey Road				
Dexter, MI 48130				
Prorata % of Cost: 13,1948881				
 <u>PROPERTY NO. 4</u>	 -	 .4 acres	 -	 \$ 431.75
Tax Parcel No. 81-08-07-100-037				
Property Owner: Mr. Earl Long				
Property Address: 2490 Baker Road				
Dexter, MI 48130				
Prorata % of Cost: 1.2779552				
 <u>PROPERTY NO. 5</u>	 -	 1 acre	 -	 \$1,079.37
Tax Parcel No. 81-08-07-100-036				
Property Owner: Mr. Lawrence Stalker				
Property Address: 2470 Baker Road				
Dexter, MI 48130				
Prorata % of Cost: 3.1948881				
 <u>PROPERTY NO. 6</u>	 -	 1 acre	 -	 \$1,079.37
Tax Parcel No. 81-08-07-100-035				
Property Owner: Richard & Julie Wolinski				
Property Address: 2450 Baker Road				
Dexter, MI 48130				
Prorata % of Cost: 3.1948881				
 <u>PROPERTY NO. 7</u>	 -	 1.08 acre	 -	 \$1,165.72
Tax Parcel No. 81-08-07-100-034				
Property Owner: James & Judith Augustine				
Property Address: 2424 Baker Road				
Dexter, MI 48130				
Mailing Address: 2930 N. Parker Road				
Dexter, MI 48130				
Prorata % of Cost: 3.4504792				
 <u>PROPERTY NO. 8</u>	 -	 .4591 acre	 -	 \$ 695.54
Tax Parcel No. 81-08-07-100-001				
Property Owner: Mr. Charles Naylor				
Property Address: 7930 Shield Road				
Dexter, MI 48130				
Prorata % of Cost: 1.4667731				
 <u>PROPERTY NO. 9</u>	 -	 1.8409 acres	 -	 \$1,987.01
Tax Parcel No. 81-08-07-100-002				
Property Owner: Mr. Charles Naylor				
Property Address: 7930 Shield Road				
Dexter, MI 48130				
Prorata % of Cost: 5.8814696				
TOTAL				\$19,812.14

6. This Agreement is binding upon and shall inure to the benefit of the successors and assigns of each of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

WITNESSES:

VILLAGE OF DEXTER

By: _____
Loren Yates

Its: President

By: _____
James Palennick

Its: Manager

WITNESSES:

WALKABOUT CREEK LIMITED
DIVIDEND HOUSING ASSOCIATION
LIMITED PARTNERSHIP

By: Francis Moss Linden
Francis Moss Linden

Its: General Partner

State of Michigan)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 1990, by Loren Yates, the President of the Village of Dexter and James Palennick, the Manager of the Village of Dexter, a Michigan corporation, on behalf of the corporation.

Notary Public, _____ County, Michigan

My commission expires:

State of Michigan)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 1990, by _____, the General Partner of Walkabout Creek Limited Dividend Housing Association Limited Partnership, a Michigan limited partnership, on behalf of the partnership.

Notary Public, _____ County, Michigan

My commission expires:

FY90/91 BUDGET AMENDMENTS

FUND#	DESCRIPTION	ADOPTED BUDGET FY90/91	PROJECTED ACTUAL FY90/91	RECOMMENDED AMENDMENT +/-	AMENDMENT BUDGET FY90/91
00	MAJOR STREETS REVENUES				
402.00	REAL PROPERTY TAX	\$ 56,775.	\$ 53,897.	- 2,878.	\$ 53,897.
411.00	PERSONAL PROPERTY TAX	19,895.	17,819.	- 2,076.	17,819.
	TOTAL MAJOR STREETS	\$337,202	\$332,248.	- 4,954.	\$332,248.
202.202	MAJOR STREETS EXPENDITURE				
	*PROF. & CONT. SERVICES	\$ 24,950.	\$ 19,950.	- 5,000.	\$ 19,950.
	TOTAL MAJOR STREETS	\$300,627.	\$295,627.	- 5,000.	\$295,627.
000.000	L.D.F.A. REVENUES				
402.010	CAPTURED REAL PROP. TAX	\$160,950.	\$132,900	- 28,050.	\$132,900
411.010	CAPTURED PERSONAL PROP TAX	24,850.	88,600.	+ 63,750.	88,600.
665.00	INTEREST INCOME	2,600.	3,100.	+ 500.	3,100.
	TOTAL L.D.F.A. REVENUES	\$188,400.	\$224,600.	+ 36,200.	\$224,600.
395.000.000	L.D.F.A. EXPENDITURES				
965.400	CONTRIBUTION TO VILLAGE -INDUSTRIAL DEVELOPMENT	\$ 45,000.	**\$ 81,050	+ 36,050	\$ 81,050
	TOTAL L.D.F.A. EXPENDITURES	\$185,000.	\$221,050	+ 36,050.	\$221,050
251.000.000	INDUST. DEV. REVENUES				
352.100	CONTRIBUTION-L.D.F.A.	\$ 45,000.00	\$ 81,050.	+ 36,050.	\$ 81,050.
	TOTAL INDUS. DEV. REVENUES	\$515,611.00	\$551,661.	+ 36,050.	\$551,661.

*REPRESENTS THE ELIMINATION OF CHIP AND SLURRY SEAL FOR CENTRAL STREET (FROM ANN ARBOR TO THIRD) AS ORIGINALLY BUDGETED.

**WILL FUND ENGINEERING DESIGN COSTS FOR PHASE II, INDUSTRIAL PARK, ON AND OFF SITE.

APPROVED THIS 14th DAY OF MAY, 1990.

AYES: Ritchie Baroni Gregory Stacey Yates

NAYS: None

ABSTAIN: None

ABSENT: Walters, Genske

ATTEST: Donna L. Fisher
DONNA L. FISHER, VILLAGE CLERK

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

VILLAGE OF DEXTER,

Plaintiff

vs.

File No: 90-38240-CC

Judge: Melinda Morris

JOHN V. KINGSLEY, JR.,
Successor Trustee of the
John V. Kingsley, Sr. and
Mildred I. Kingsley Trusts,

Defendant

E. SPAULDING CLARK (P11923)
Attorney for Plaintiff
LONG, CLARK & BAKER (AF1214)
320 N. Main Street, Suite 100
Ann Arbor, Michigan 48104
313/663-8111

PETER C. FLINTOFT (P13531)
Attorney for Defendant
KEUSCH AND FLINTOFT, P.C. (AF1039)
119 S. Main Street, P.O. Box 187
Chelsea, Michigan 48118
313/475-8671

STIPULATION IN SETTLEMENT

NOW COME the parties hereto, by and through respective counsel, and do stipulate and agree as follows in settlement of the above entitled cause:

WHEREAS, The John V. Kingsley, Sr. and Mildred I. Kingsley Trusts, by John V. Kingsley, Jr. ("Kingsley"), Successor Trustee, are the owners of certain real property more fully described on Exhibit A attached hereto and incorporated herein by reference ("Kingsley Parcel"); and

WHEREAS, the Village of Dexter ("Dexter") has annexed a certain portion of said Kingsley Parcel, and has commenced the within litigation to condemn said parcel for public roadway purposes, which condemned parcel is more fully described on Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, Dexter has petitioned the WCBC to annex the entire Kingsley Parcel to Dexter's corporate limits, but this Stipulation is effective whether or not the Parcel is incorporated into Dexter;

NOW, THEREFORE, the parties do agree as follows:

1. Kingsley shall transfer to Dexter in satisfactory written form, an easement for public roadway purposes over the premises described in Exhibit B.

2. Dexter shall pay to Kingsley the sum of \$15,500.00 for such easement, and shall direct that such funds as are held in escrow by American Title Insurance Company of Washtenaw be released to Kingsley.

3. Dexter shall reimburse Kingsley within 30 days of the entry of the consent judgment herein, the sum of \$3,000.00 as Kingsley's attorney fees pertinent to this condemnation matter, and the further sum of \$439.00 representing the cost of a landscape appraisal obtained by Kingsley.

4. The parties further agree to the following additional terms and conditions, which terms and conditions shall be effective and shall bind the parties for a period of 10 years from the date of entry of the consent judgment herein:

(a) In the event that Kingsley develops all or a portion of the Kingsley Parcel described on Exhibit A, and whether or not all or any portion of the Kingsley Parcel is within the Village limits of Dexter

or within Scio Township, then and in such event, Dexter agrees to make available water and sewer service utilities to the Kingsley Parcel both within and without the corporate limits of Dexter, if desired by Kingsley, in a minimum quantity as follows: a minimum total allocation of 228410 gallons per day to said Kingsley Parcel. The delination of the minimum total allocation to the Kingsley Parcel, is not intended to bind or obligate either party to specific zonings or usages, and as the Kingsley Parcel or portions thereof is developed, is intended to permit Kingsley to allocate such utilities in such amounts within the minimum allocation as may be necessary and appropriate for the proposed development.

In order to provide sufficient time for Dexter to plan for and provide such future utility services, such water and sewer allocation shall be phased in and available to Kingsley as follows: during the first 3 years of this agreement, 1/3 of the minimum total allocation will be made available to the Kingsley Parcel (76136 gpd); in the second 3 years of this agreement an additional 1/3 of the minimum total allocation will be made available to the Kingsley Parcel (76136 gpd); and in the final 4 years, the remainder of the allocation will be made available. Such availability shall be cumulative during the period of this agreement, but the obligation to make available any unutilized allocations shall not survive the expiration of the 10 year period.

It is intended by the parties hereto, that any development of the Kingsley Parcel will proceed in an orderly fashion, and in accordance with planning objectives which contemplate the coherent development of

the Parcel as a whole, and will not excessively subject only a small portion to highly intense development.

(b) In the event that water and utility services are made available to the Kingsley Parcel, then and in such event, Kingsley shall be responsible for all costs necessary to extend any such utilities to said Parcel. Kingsley shall pay for the use of such utilities based upon current and future charges uniformly and regularly established by Dexter, which established charges may vary dependent upon whether the properties served are within or without the Village limits of Dexter. Provided however, that water line and sewer line tap-in fees shall, during the term of this agreement, be frozen and shall be limited to and not exceed those fees as are published on Dexter's schedule of utility fees and charges as adopted through 5-23-88, a copy of which schedule is attached hereto and incorporated herein by reference as Exhibit C.

(c) If Kingsley proposes to develop all or any portion of the Kingsley parcel which lies within Scio Township, and further proposes to extend water and sewer utilities to such portion, Kingsley shall submit to Dexter coincident with filings in Scio Township, copies of any and all documents (including supplementary materials) required for receipt of rezoning and/or site plan approvals in Scio Township.

(d) If requested by Kingsley, Dexter shall make available water and sewer utility services as required herein, within 60 days of Kingsley's receipt of a building permit. If Dexter shall fail or be unable to make any of such water or sewer utilities available to all or any portion of the Kingsley Parcel which has received site plan

approval, then and in such event, Dexter shall pay to Kingsley the sum of \$50,000.00 plus 9% interest from the date of this agreement as liquidated damages. Because of the difficulties and inconvenience in attempting to establish the loss, the parties have provided such dollar amount of liquidated damages, being the parties reasonable estimate of fair compensation in the event of foreseeable losses which might result from the failure to provide such utility services.

(e) The parties agree to prepare and execute all additional documents as are necessary to effectuate the intent and language of this agreement.

(f) Time is of the essence in this agreement.

(g) The terms and provisions of this stipulation and agreement are binding upon and shall inure to the benefit of the parties and their respective heirs, representatives, successors and assigns.

(h) For the purposes of this agreement, "availability" or "available" when used with reference to the utility systems, shall be understood to include actual connection to the Dexter Village utility systems and full use of those systems during each phase of this agreement. Dexter shall, when required to meet the terms of this agreement, promptly apply for and submit all necessary documentation to obtain all required discharge and/or sanitary permits from the State Health Department and EPA for such utility extensions. The parties shall continue to cooperate in good faith and exchange information so that unnecessary delays are avoided and proper planning objectives achieved. Dexter shall plan for utility extensions as are required herein and shall include the Kingsley Parcel as a current

service area in all permit applications filed with any state or federal agency during the term of this agreement.

5. Upon approval of the within Stipulation, a consent judgment shall enter in the above cause in accordance with the terms hereof.

Dated: May _____, 1990

VILLAGE OF DEXTER, Plaintiff

By: _____
Loren P. Yates, President

By: _____
Donna L. Fisher, Clerk

E. SPAULDING CLARK (Pl1923)
Attorney for Plaintiff
LONG, CLARK & BAKER (AF1214)
320 N. Main Street, Suite 100
Ann Arbor, Michigan 48104
313/663-8111

John V. Kingsley, Jr., Successor Trustee of the John V. Kingsley, Sr. and Mildred I. Kingsley Trusts, Defendant

PETER C. FLINTOFT (Pl3531)
Attorney for Defendant
KEUSCH & FLINTOFT, PC (AF1039)
119 S. Main St., P.O. Box 187
Chelsea, Michigan 48118
313/475-8671

A part of the NW 1/4 of Section 8, T2S, R5E, Scio Township, Washtenaw County, Michigan, more particularly described as follows: Commencing at the NW corner of Section 8, T2S, R5E, Scio Township, Washtenaw County, Michigan and proceeding thence N 88°47'51" E 815.92 feet along the north line of said section to the point of beginning and proceeding thence N 88°47'51" E 1101.14 feet along the north line of said section; thence S 48°56'50" E 49.08 feet; thence S 88°47'51" W 103.76 feet along the south line of the Dan Hoey Road easement; thence S 70°43'20" W 159.74 feet; thence 335.43 feet along a curve to the right having a radius of 708.00 feet and passing through a central angle of 27°08'43" with a long chord bearing S 34°17'41" W 332.30 feet; thence N 32°07'57" W 403.17 feet; thence 153.08 feet along a curve to the left having a radius of 967.00 feet and passing through central angle of 9°04'12" with a long chord bearing N 36°40'03" W 152.92 feet; thence N 01°12'09" W 33.00 feet to the point of beginning.✓

EXHIBIT B

UTILITY FEES AND CHARGES
(AS ADOPTED THROUGH MAY 23, 1988)

WATER LINE TAP-IN FEES

SERVICE DIAMETER	TAP-IN FEE	ALLOWABLE # BUILDINGS	ALLOWABLE # OF END-USER*** CONNECTIONS
5/8" - 3/4"	\$ 1,200.00*	1	1 unit
1"	1,400.00*	1	4 units**
1 1/2"	1,750.00*	1	4 units**
2"	2,500.00*	2	8 units
3"	6,100.00*	5	20 units
4"	8,350.00*	7	28 units
6"	13,800.00*	12	48 units
8"	20,300.00*	18	72 units
10"	26,600.00*	22	88 units
12"	35,150.00*	28	112 units

* The cost of any meter larger than 1 1/2" shall be paid for by the user prior to installation, and shall become Village property upon installation (Ord. 26.103C).

** The cost of one meter is included in the tap-in fee; additional meters shall be paid for by the user prior to installation, and shall become Village property upon installation.

***An "End-User Connection" shall be defined as a connection to the water distribution system which serves no more than one (1) building or structure containing no more than four (4) defined, dwelling or commercial units. If a proposed development would contain more end-user connections off a single tap than is allowed by this schedule, each additional end-user connection, or its equivalent as calculated in terms of numbers of units served, shall require the developer/applicant to pay an additional 1" tap-in fee.

SEWER LINE TAP-IN FEES*

SIZE OF TAP	TAP-IN FEE**
5/8" - 3/4"	\$ 1,650.00
1"	2,150.00
1 1/2"	3,250.00
2"	4,350.00
3"	6,850.00
4"	9,100.00
6"	13,650.00
8"	18,250.00
10"	22,850.00
12"	27,500.00

*Sewer tap-in charge includes any and all Village inspection fees as prescribed in Ordinance 25.402.

**Sewer tap-in fees are based on water service diameters used, unless the actual sewer service diameter is smaller than the corresponding water service; in such cases, actual sewer service diameters are used to calculate tap-in fees.

***The allowable number of end-user connections for sewer service is to be equal to the water service connection schedule, with sewer tap-in fees based on water service diameters used.

(OVER)

DEXTER VILLAGE COUNCIL PROCEEDINGS

MAY 29, 1990

PAYEE EXPLANATION	CODE	CONSTRUCTION & ENGINEERING FUND
American Title Co. of Washtenaw	251.000.733-970.100	\$ 50.00
Orchard, Hiltz & McCliment	251.733.000-965.031	<u>\$1,347.50</u>
	TOTAL BILLS DUE	<u><u>\$1,397.50</u></u>

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Door Closer & Lock	548-935					79.28	
AT&T	VARIOUS	59.09				41.09	
Barrett Paving Materils	463-740			33.18			
Captain Clean	548-826					140.00	
Ceriani, Louie/reimburse	101-884	42.64					
Curtin Matheson Scientific	548-743					350.00	
Detroit Edison/ST lighting	448-920	1,916.96					
Dexter Leader	VARIOUS	240.34		21.38		17.00	40.50
Etna Supply Co.	556-740						1.90
Gundrum Roofing Co.	265-935	145.00					
Huron River Watershed Council	101-815	365.00					
International Calculator Sales	172-937	62.44					
Len's Rubbish/extra fees	528-816	1,993.95					
MI Bell - 426-8530	441-853	41.73					
" " - 426-8303	172-853	89.01					
O'Grady/2 houses payment #5	265.970.010	600.00					
Orchard, Hiltz & McCliment	VARIOUS	733.00					
Quality Copy Center	VAIROUS	224.60					
Recycle Ann Arbor	528-816.020	1,085.55					
Share Corp.	548-740					88.77	
Shoop, Bud/reimburse	441-959	10.50					
Sloan's Nursery	441-958	45.74					
Spears Fire & Safety Services	548-937					192.30	
Stadium Hardware	441-977	159.99					
Sweepster	VARIOUS			105.63	105.62		
WearGuard	548-745.02					18.59	
Williams Sewer Service	548-826					222.50	
Ann Arbor Implement	441-740	34.95					
Downtown Development Auth./exp	965.296	5,000.00					
TOTAL BILLS DUE		12,850.49		160.19	105.62	1,149.53	42.49

EMPLOYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - MAY 12, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		28.18-G 140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89 106.47	140.89 106.47
Harry N. Wagner			661.52				
Lisa Lemble		319.96					
Donna L. Fisher - Clerk/Planning Comm. Sec.		351.68					
Vita A. Fischer- Treasurer		150.84					
Moren P. Yates - President		400.84					
Murt J. Augustine		279.90		75.63	75.63		
Keith L. Kitchen		468.09		36.52	36.52		
Patrick A. McKillen		451.07		121.44	121.44		
Derek R. Wiseley		247.78					22.53
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						572.76	
Daniel L. Schlaff							494.96
Harry C. Sebring						342.24	228.16
<u>PAYROLL COSTS - MAY 19, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		140.89-G 140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89 106.47	140.89 106.47
Harry N. Wagner			529.22				
Moren Yates - extra help F.D.			61.61				
Lisa Lemble		319.96					
Murt J. Augustine		259.30		88.43	88.43		
Keith L. Kitchen		194.77		194.77	97.38		
Patrick A. McKillen		338.31		173.49	182.16		
Derek R. Wiseley		180.21		180.21	90.10		
Thomas C. Desmet						666.37	
Andrea Dorney						202.67	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						197.98	296.98
Harry C. Sebring						285.20	285.20
Stylen N. Menard		167.66		55.89	55.89		
TOTAL PAYROLL COSTS		6,428.52	1,362.97	1,139.32	960.49	4,737.98	1,822.55

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

MAY 29, 1990

PAYROLL COSTS (PAGE 2)	\$ 16,451.83
BILLS DUE (PAGE 3)	14,308.32
CONSTRUCTION & ENG. FUND (PAGE 4)	1,397.50
PETTY CASH (PAGE 5)	<u>71.37</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 32,229.02</u>

Stacey, Yates. Nays: none.

4. REPAIRS TO EAST WELL -

Moved by Baroni, supported by Stacey, to authorize proposed repair to the East Well. Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates.

Nays: none.

PRESIDENT'S REPORT:

R. Pniewski has made written request to reinstate his appeal to the Zoning Board of Appeals.

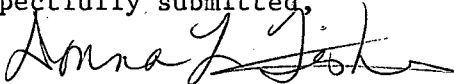
Council meeting will be held at First of America Bank Building beginning June 1st. President Yates will set up a retreat for Council goal setting.

Council has requested the Village Manager set up a program for establishing more regular hours for the Zoning Inspector.

ADJOURNMENT:

Moved by Genske, supported by Baroni, to adjourn the meeting at 9:58 p.m.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

6-11-90

BILLS/PAYROLL COSTS:

Moved by Stacey, supported by Baroni, to approve bills and payroll costs in the amount of \$32,229.02. Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. rider presented the April Sheriff's report.

PLANNING COMMISSION - Report attached.

Village Manager - Report attached.

ORDINANCES /RESOLUTIONS:

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS -

Moved by Baroni, supported by Genske, to table the subject until the next meeting.

Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

OLD BUSINESS:

1. COTTONWOOD CONDOMINIUMS: CONSTRUCTION OF SIDEWALK ALONG HUDSON TO SECOND STREET-

Moved by Ritchie, supported by Baroni, to accept the Palmer proposal to remit \$3,164.00 for sidewalk construction (copy attached). Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

2. PARKS COMMISSION RECOMMENDATION TO HIRE J. FUCCELLA -

Moved by Baroni, supported by Walters, to hire J. Fuccella to finish the Village recreation plan at a rate not to exceed \$700.00 Ayes: Baroni, Genske, Gregory, Walters, Stacey, Yates. Nays: Ritchie. Motion carried.

NEW BUSINESS:

1. REQUEST FOR VACATION OF FOURTH STREET BETWEEN BROAD STREET AND THE RAILROAD RIGHT-OF-WAY. RALPH AND ANNETTE FINLEY, APPLICANTS.

Moved by Baroni, supported by Genske, to accept the Planning Commission's recommendation to vacate the Northeast $\frac{1}{2}$ of Fourth Street adjacent to the Finley property pending the draft of the legal description by Village Engineers with costs incurred to be paid by Mr. Finley. Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

2. ENGINEERING AGREEMENT; JONES & HENRY ENGINEERS - CONSTRUCTION OF POTABLE WATER TEST WELL -

Moved by Stacey, supported by Baroni, to enter into the proposed engineering agreement with Jones & Henry with Loren Yates and Donna Fisher designated signatories. Ayes; Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

3. BID SOLICITATION PACKAGE - ASPHALT REPAIR WORK FY90/91 -

Moved by Baroni, supported by Walters, to authorize the proposed bid solicitation package (copy attached). Ayes: Baroni, Genske, Ritchie, Gregory, Walters.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MAY 29, 1990

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

The meeting was called to order at 8:42 p.m.

ROLL CALL:

Present: Geary Baroni, Carl Genske, Jack Ritchie, Mick Gregory, Terry Walters, Bob Stacey, Loren Yates. Absent: none.

PUBLIC HEARINGS:

1. PROPOSED INCREASE OF 1.0792 MILS IN THE 1990 DEXTER VILLAGE OPEARAING TAX MILAGE RATE ABOVE THE "TRUTH IN TAXATION" RATE OF 11.9508 MILS -

The hearing opened at 8:43 p.m.

There were no citizens who wished to speak.

The hearing closed at 8:48 p.m.

APPROVAL OF MINUTES:

Moved by Ritchie, supported by Stacey, to approve the minutes as presented. Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. State Representative Margaret O'Conner addressed Council and citizens present.
2. Jean Hansen, 9431 Hidden Lake Circle, representing the Dexter Co-op Nursery, addressed Council urging the Council to amend the existing ordinance to allow Nursery/Day care in R-1 Didstircts on a Special Use permit.

APPROVAL OF AGENDA:

Moved by Ritchie, supported by Genske, to approve the agenda as amended (copy attached). Ayes: Baroni, Genske, Ritchie, Gregory, Walters, Stacey, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

H. Liddiard, 7638 Second Street, addressed Council urging the solution of zoning problems for day care/nurseries and volunteering her service to a committee formed by Council.

J. Carpenter, 7936 Fifth Street, addressed Council stating her opinion that the ordinance should be changed to allow 12 childred in a day care home.

K. Dworek, 7105 Ann Arbor Road, addressed Council expressing her support for a change in the ordinance to allow nursery/day care in R-1 Districts.

COMMUNICATIONS:

Council recieved acknowledgement of the flowers sent to T. Desmet on the birth of his baby.

The Village employees and elected officials will aprticipate in a building team spirit workshop this week.

The Michigan Citizens Lobby will canvass the Village in June and July.

3. COMMITTEES AND COMMISSIONS
4. VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT-REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS.

OLD BUSINESS

1. COTTONWOOD CONDOMINIUMS: CONSTRUCTION OF SIDEWALK ALONG HUDSON TO SECOND STREET

NEW BUSINESS

1. REQUEST FOR VACATION OF FOURTH STREET BETWEEN BROAD STREET AND THE RAILROAD RIGHT-OF-WAY. RALPH AND ANNETTE FINLEY, APPLICANTS.
2. ENGINEERING AGREEMENT; JONES & HENRY ENGINEERS - CONSTRUCTION OF POTABLE WATER TEST WELL.
3. BID SOLICITATION PACKAGE - ASPHALT REPAIR WORK FY 90/91
4. REPAIRS TO EAST WELL.

PRESIDENTS REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

NEW BUSINESS

1. REQUEST FOR WAIVER OF SIDE YARD SETBACK IN R-1-C DISTRICT; 7400 WALL COURT
2. REQUEST FOR WAIVER OF FRONT, SIDE, AND REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS TO ALLOW DECK CONSTRUCTION IN R-1-C DISTRICT; 3185 HUDSON STREET.
3. REQUEST FOR WAIVER OF ACCESSORY BUILDING HEIGHT IN R-1-C DISTRICT; 3510 DOVER STREET.
4. REQUEST FOR WAIVER OF SIGN SETBACK IN I-1 DISTRICT; 7931 GRAND STREET.

ADJOURNMENT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MAY 29, 1990

AGENDA

CALL TO ORDER: IMMEDIATELY FOLLOWING ADJOURNMENT OF ZONING BOARD OF APPEALS MEETING - WYLIE MEDIA CENTER

ROLL CALL

PUBLIC HEARINGS:

PROPOSED INCREASE OF 1.0792 MILS IN THE 1990 DEXTER VILLAGE OPERATING TAX MILAGE RATE ABOVE THE "TRUTH IN TAXATION" RATE OF 11.9508 MILS.

APPROVAL OF MINUTES OF THE MAY 14, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. STATE REP. MARGARET O'CONNER.
2. JEAN HANSON ON BEHALF OF DEXTER CO-OP NURSERY.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

1. SHERIFF
2. FIRE DEPARTMENT

DEXTER VILLAGE COUNCIL
DEXTER PARKS COMMISSION
SPECIAL JOINT MEETING

MAY 29, 1990

AGENDA

CALL TO ORDER 7:30 P.M. WYLIE MEDIA CENTER

ROLL CALL

NEW BUSINESS

DISCUSSION OF TOPICS OF MUTUAL INTEREST, INCLUDING
STATUS REPORT ON RECREATION PLAN DEVELOPMENT.

ADJOURNMENT

DEXTER VILLAGE ZONING BOARD OF APPEALS

MAY 29, 1990

AGENDA

CALL TO ORDER 8:00 P.M. WYLIE MEDIA CENTER

PUBLIC HEARINGS

1. REQUEST FOR WAIVER OF SIDE YARD SETBACK (SECTION 4.04C.2 B) IN R-1-C DISTRICT; 7400 WALL COURT. APPLICANT; LAMBERT DAVENPORT.
2. REQUEST FOR WAIVER OF FRONT, SIDE AND REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS (SECTION 4.04C.2 & 3) TO ALLOW CONSTRUCTION OF A DECK IN R-1-C DISTRICT; 3185 HUDSON STREET. APPLICANTS; PAUL AND KATHLEEN WATSON.
3. REQUEST FOR WAIVER OF ACCESSORY BUILDING HEIGHT (SECTION 5.07B) IN R-1-C DISTRICT; 3510 DOVER. APPLICANT; DAN TOMSHANY.
4. REQUEST FOR WAIVER OF SIGN SETBACK (SECTION 7.03D) IN I-1 DISTRICT; 7931 GRAND. APPLICANT; BARNEY RAYSOR FOR PILOT PLASTICS.

ROLL CALL

APPROVAL OF MINUTES OF AUGUST 28, 1989 MEETING OF ZONING BOARD OF APPEALS.



PITTSBURG TANK & TOWER COMPANY

HOME OFFICE - P.O. BOX 913 - HENDERSON, KY 42420 - PHONE (502) 826-9000
FAX (502) 827-4417

Painting • Repair • Dismantle • Inspection
Tanks Raised, Lowered and Moved • New and Used Tanks

PROPOSAL

DATE: MAY 3, 19 90

TO: VILLAGE OF DEXTER
8140 MAIN STREET
DEXTER, MICHIGAN 48130

FOR: DISMANTLING OF TANK
(ONE) 75,000 GALLON
ELVATED WATER TANK.

We propose to furnish all labor, material, equipment and insurance necessary to complete the following:

To dismantle your tank.

Salvage to become property of the Contractor.

Job site to be left in a broom clean condition.

Foundations are not included.

Fire watch to be provided by others.

If required, the handling, removal and/or disposal of hazardous or contaminated material, such as asbestos, lead, chemicals or any like substance that requires special handling or that must be taken to a specific dump/disposal site is not included in the quotation for work submitted herein.

The price quoted below is based on using our standard procedure.

INSURANCE

Insurance covering Workmens Compensation, Occupational Disease, \$100,000 Employer's Liability and Public Liability - \$100/300,000 B.I., \$50/100,000 P.D. to be furnished. Higher limits are available.

All of the above to be completed in a substantial and workmanlike manner for the sum of \$5,668.00.
---FIVE THOUSAND SIX HUNDRED SIXTY-EIGHT DOLLARS AND NO CENTS---

Payment to be made upon completion and acceptance of work.

PITTSBURG TANK & TOWER
P. O. BOX 913
HENDERSON, KENTUCKY 42420

BY: Don Johnston

(502) 826-9000

ACCEPTANCE

DON JOHNSTON, PRESIDENT

The Parties approving this contract certify that they are fully authorized to do so, and that all legal requirements have been complied with. You are hereby authorized to furnish all labor, material, equipment and insurance required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal and according to the terms thereof.

ATTEST:

CITY OR FIRM: _____

BY: _____

TITLE: _____

DATE: _____, 19____

TO ACCEPT OUR PROPOSAL, JUST SIGN AND RETURN ONE COPY.



PITTSBURG TANK & TOWER COMPANY

NATIONWIDE SERVICE SINCE 1919

Home Office:

P. O. BOX 913
HENDERSON, KENTUCKY 42420
(502) 826-9000
FAX (502) 827-4417

Painting • Repair • Dismantle • Inspection
Tanks Raised, Lowered and Moved • New and Used Tanks

May 3, 1990

TOM DESMET
SUPERINTENDANT OF UTILITIES
VILLAGE OF DEXTER
8140 MAIN STREET
DEXTER, MICHIGAN 48130

DEAR TOM,

THANK YOU FOR YOUR VALUED TIME DURING YOUR RECENT TELEPHONE CONVERSATION WITH ELIZABETH. PLEASE FIND ENCLOSED OUR PROPOSAL TO DISMANTLE YOUR (ONE) 75,000 GALLON ELEVATED WATER TANK.

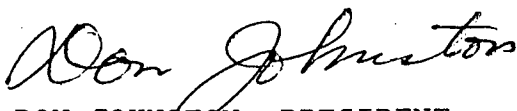
PITTSBURG HAS BEEN SERVICING THE NATION'S TANK NEEDS FOR SEVENTY-ONE YEARS WITH FULLY EQUIPED, EXPERIENCED CREWS FULLY CAPABLE OF HANDLING ANY FACET OF TANK WORK.

WE OFFER FIVE HUNDRED THOUSAND DOLLARS WORTH OF INSURANCE FOR OUR MUTUAL PROTECTION. HIGHER LIMITS CAN BE OFFERED FOR ADDITIONAL COST.

IF YOU HAVE ANY QUESTIONS, OR REQUIRE ADDITIONAL INFORMATION, PLEASE FEEL FREE TO CONTACT US.

SINCERELY,

PITTSBURG TANK AND TOWER COMPANY


DON JOHNSTON, PRESIDENT

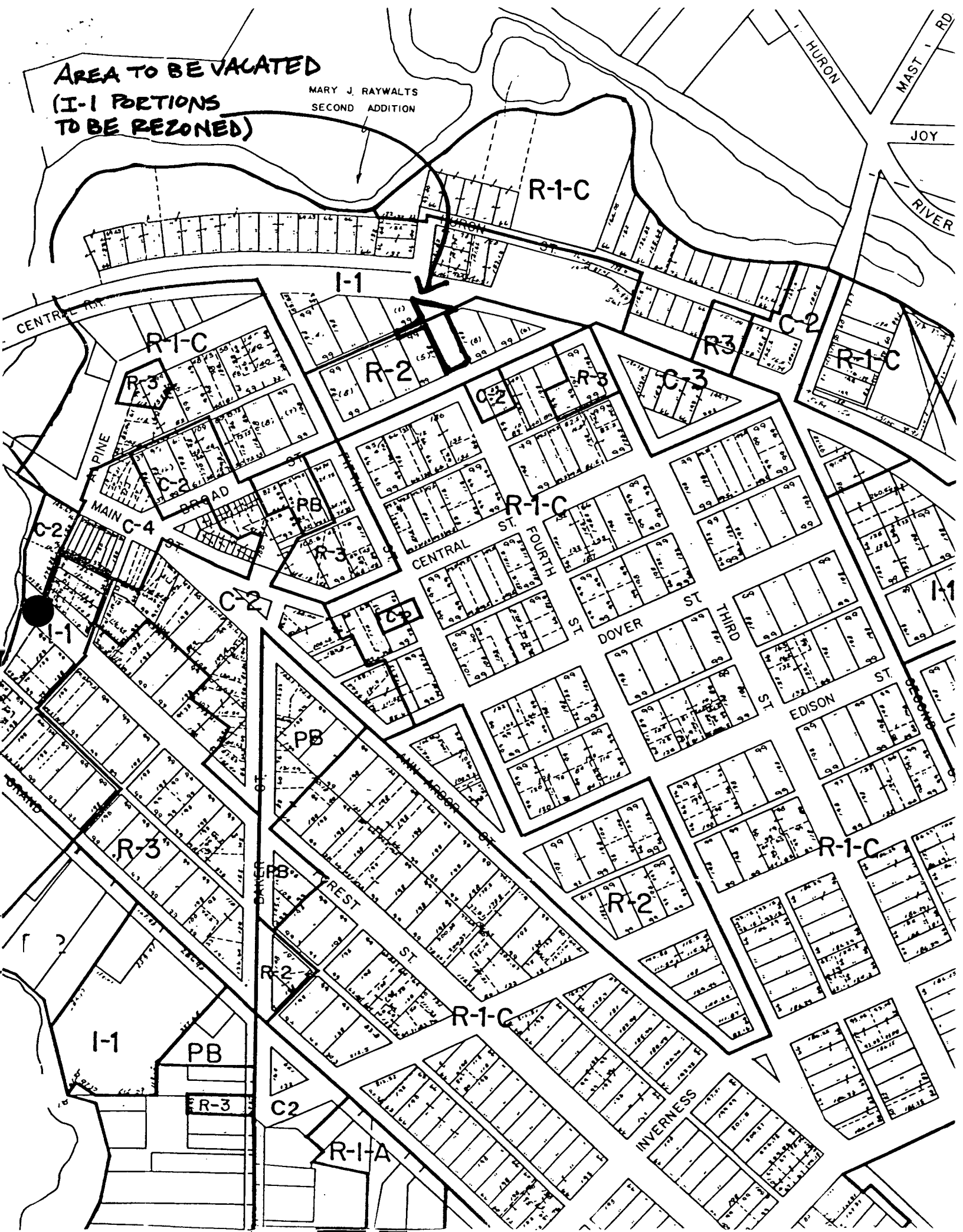
WDJ/EJ

ENCLOSURES

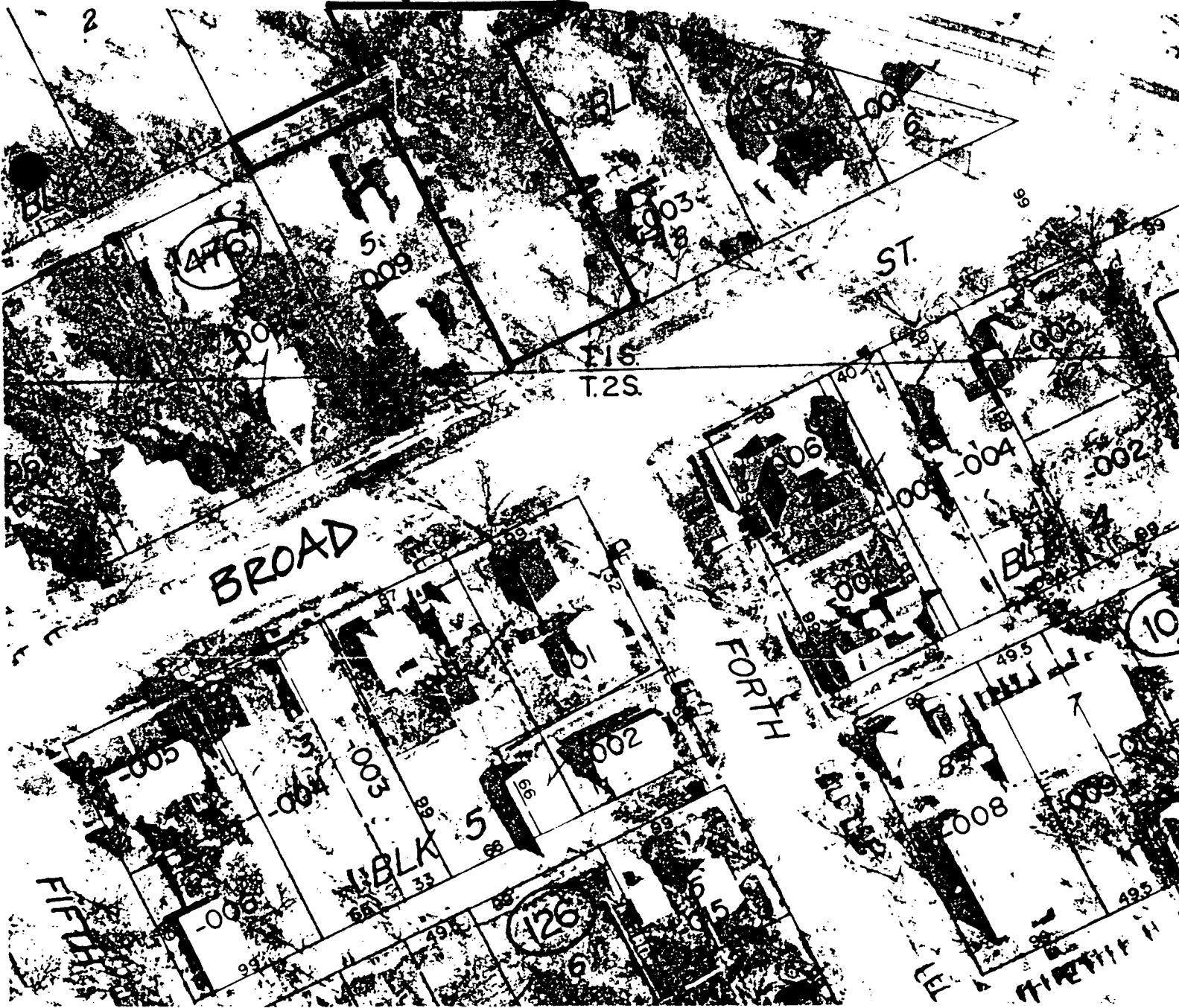

WATER - Your Community's Most Valuable Asset!

AREA TO BE VACATED
(I-1 PORTIONS
TO BE REZONED)

MARY J. RAYWALTS
SECOND ADDITION



AREA TO BE
VACATED



III. ANALYSIS (cont.)

Mr. Fletcher's request for clean-up of dumped material is understandable; however, the Village should be cautious when considering this request. It appears that most of the material is buried, and the magnitude of the problem may not be discovered until Mr. Fletcher undertakes future improvements to the property.

IV. RECOMMENDATION

Approval, subject to:

1. Rezoning of the I-1 portion of the right-of-way to R-2, and
2. The vacation being effective upon presentation to the Village of:
 - a. all necessary legal documents for filing of the land transfer with Washtenaw County, including lot combinations, and
 - b. Necessary fees for the filing costs.

Notes: 1. If the Village agrees to participate in any of the cost of rubbish removal from the site, it should be clearly limited, preferably to work which can be done before title is transferred.

2. If the vacation is recommended for approval, the rezoning request will appear on the March Planning Commission agenda.

V. ATTACHMENTS

1. Aerial photograph
2. Zoning map

II. SPECIAL INFORMATION

1. This vacation is being proposed by the two adjacent property owners to allow construction of a garage, and to provide the opportunity for other improvements to their properties.
2. The street vacation would equally benefit both adjacent property owners. The partial alley vacation is being requested to allow lot 1, which is behind lot 5, to be legally combined with the rest of the Fletcher property.

(Lot 1 currently has frontage on Fourth Street, and therefore technically meets the subdivision ordinance requirement for direct access to a public street. After the vacation of Fourth Street, this lot would be "landlocked" with no street frontage. To avoid this, the alley section between lots 1 and 5 should be vacated to allow combination of both lots, the alley, and the street into one land parcel.)

2. This unpaved street section is currently used only for access to these two adjacent properties.
3. There is no anticipated future need for this street section due to the limited street connections north of the railroad right-of-way. In addition, the railroad crossing from old Railroad Street to Alpine and Fifth was closed many years ago due to the unsafe grade. The same situation exists here, making a future connection unlikely.
4. One of the petitioners, Daniel Fletcher has had past discussions with Village officials concerning possible commercial, non-profit commercial, or multi-family residential uses of his rear lots in the future. He understands that approval of this vacation implies no approval or denial of such future requests, which would be decided on the merits of the specific request (i.e. compatibility with the surrounding land uses, compliance with the master plan, etc.).
5. Mr. Fletcher notes that there appears to have been dumping of debris on the the Fourth Street right-of-way future near the back of his property. He is requesting that the Village make a commitment to participate in the clean-up of this material.

III. ANALYSIS

Vacation of this street and alley section is appropriate as it eliminates unneeded right-of-way, placing it on Village tax rolls, and making it available for productive use by the adjacent land owners.

However, before giving up ownership of this property, the entire parcel should be zoned R-2, including the northwestern portion which is currently zoned I-1. This would be a first step toward implementing the adopted future land use policies for this area, which call for residential use of the entire block to the west.

**Village of Dexter
STAFF RECOMMENDATION REPORT**

Date: February 3, 1990

Case Number: C14-90-5

I. GENERAL INFORMATION

Applicants: Ralph & Annette Finley, and Daniel & Jeannine Fletcher

Location: Fourth Street, northwest of Broad Street

Requested Action: Vacate (abandon) (1) Fourth Street between Broad Street and the railroad right-of-way, and (2) the alley southwest of Fourth Street for a distance of 99 feet

Purpose of Request: Allow construction of a garage, and eliminate unneeded right-of-way

Size of Site: Approx. 29,700 sq. ft.

Existing Zoning: R-2 and I-1

Existing Land Use: Access for petitioners' garages & driveways

Adjacent Land Uses and Zoning:

Northeast: Single-family residential and Industrial -
R-2 and I-1

Northwest: Single-family residential and Vacant - R-2 & I-1

Southeast: Commercial - C-2

Southwest: Single-family residential - R-1-C

General Neighborhood/Area Description:

Transition area between single-family area to the southeast and industrial/railroad area to the northwest.

Future Land Use Plan Designation:

Residential

Planning Commission
c/o Mr James Palenick, Village Manager
Village of Dexter
April 11, 1990
Page Two

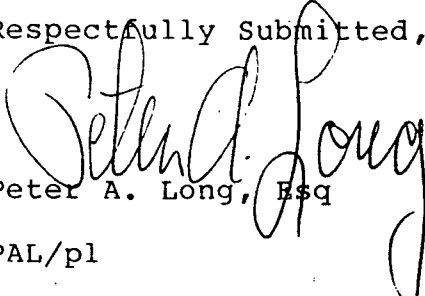
Yes. While a combination of lots should take place, it is suggested that in the event of approval by the Commission and Council, the sequence should be as follows:

- (i) Combine lots 1 and 2.
- (ii) Vacate alley between 1 and 5.
- (iii) Combine lot 1/2 and lot 5.
- (iv) Vacate Fourth Avenue segment.

Upon the assumptions that (a) the affected owners are to agree in writing (in recordable form) to the vacation; (b) Fourth Street is a Village roadway; (c) the vacation will not increase fire hazards, the public will be served by the vacation, and no substantial decrease in the value of the property will result as a consequence; and (d) the vacation will otherwise be effected in accordance with law (MCLA 560.104(a), 560.256 and 560.257) and local ordinance (including an express determination by the Council that the vacation is a public improvement and that both the present and future public interest has been taken into account), then the course of action recommended by staff in its Report dated February 3, 1990 would be legal and proper under the circumstances described in the Report.

Should you have any further questions concerning this matter, please do not hesitate to contact the undersigned.

Respectfully Submitted,



Peter A. Long, Esq

PAL/pl

LONG, CLARK & BAKER

ATTORNEYS AT LAW

320 NORTH MAIN STREET

SUITE 100

ANN ARBOR, MICHIGAN 48104

PETER A. LONG
E. SPAULDING CLARK II
BASIL A. BAKER

TELEPHONE
663-8111
AREA CODE 313

April 11, 1990

Planning Commission
c/o Mr James Palenick, Village Manager
Village of Dexter
8140 Main Street
Dexter, Michigan 48130

Dear Commissioners:

By your letter dated March 19, 1990, you have requested our opinion with regard to certain matters related to the proposed vacation of a portion of Fourth Street. The questions raised and my responses are set forth below.

- a. Is there anything in the Plat Act or case law which would prevent the Village from vacating only half the width of a street; in this case, only the 49.5 foot strip adjacent to the Finley property?

No. Title to the vacated part of the street would vest in the owner of the lot abutting the vacated portion of the street. [MCLA 560.227a(3)]

- b. If the street were vacated, with all of it being zoned R-2, could the Fletchers use this R-2 zoned area to provide access for a commercial or industrial operation on their I-1 zoned lots (lots 1 and 2), or would that area first have to be zoned I-1 also? (In general, can primary access to "higher-zoned" land be provided over "lower-zoned" land?)

It is lawful for an owner of property in one zone, used for the purpose for which zoned, to connect it by a drive across another property in which the activities are not permitted because of a different zoning classification. [Anchor Steel & Conveyor Co. v Dearborn, 342 Mich 361; 70 NW2d 753; Michigan Zoning and Planning at Section 2.01]

- c. If the entire street is vacated, should the Village require first that all of the Fletcher property (lots 1, 2 and 5) be legally combined into one parcel to hold the Village harmless from loss of primary street access to lots 1 and 2?

VILLAGE OF DEXTER
Recommendation Report
May 17, 1990

FOURTH STREET VACATION

When this request was first considered in February, 1990, there seemed to be great concern over the possible uses of land currently owned by the Fletchers to the southwest of this street section. As a result the Planning Commission required a legal opinion on some related issues.

This legal opinion was obtained (see attachment) from the Village Attorney, and paid for by Ralph and Annette Finley, the property owners to the northeast.

The issues discussed in the attorney's opinions are:

1. May the Village vacate only one-half the width of the street? Answer: Yes. This makes it clear that the Village may, if it chooses, vacate *only* the northeast 49.5 feet of the right-of-way adjacent to the Finley's property, all of which would be titled to the Finleys.
2. If all of the street were vacated, could the Fletchers use their portion of it to gain access to their I-1 zoned property? Answer: Yes. This may seem to indicate that vacating the street next to the Fletchers would be inadvisable. However, the question is actually moot in this case, because the Fletchers can gain also access to their I-1 property if the land in question remains as street right-of-way.
3. If the entire street is vacated, should the Village require combination of the Fletchers' lots? Answer: Yes. This would hold the Village harmless from loss of access to landlocked lots.

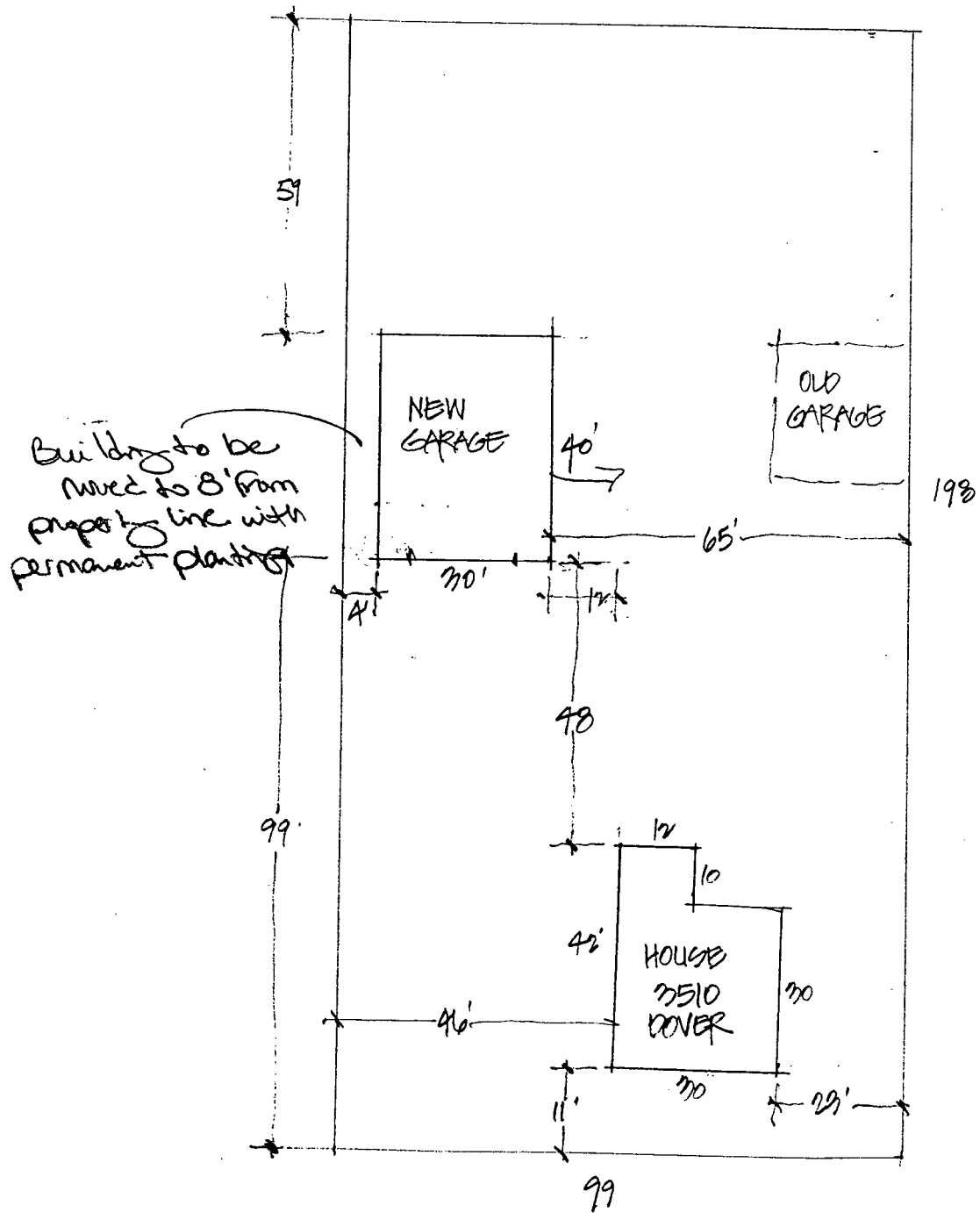
Conclusion

It would appear that either of two actions would be appropriate:

1. Vacation of the entire street and alley as originally recommended (and confirmed as being legal and proper by the Village Attorney). If this were done there would be no effect on how the Fletchers' I-1 zoned property could be used, except that the I-1 zoned portions of the existing street and alley rights-of-way would be rezoned to R-2. This would have an overall positive effect by increasing the conformity of zoning to the Village's long-range plan.
2. Vacate only the half of the street right-of-way adjacent to the Finleys' property. This would also have the desired result of giving the Finleys the additional land needed to build a garage, which is the immediate need in this case.

Attachments

1. Long, Clark & Baker legal opinion (dated 4/11/90)
2. Original recommendation report (dated 2/3/90)



MEMO:

TO: DEXTER ZONING BOARD OF APPEALS

FROM: DEXTER VILLAGE PLANNING COMMISSION/SPECIAL MEETING - SUE BETZ, CHAIR

DATE: 05/26/90 - 8:00 A.M.

ROLL CALL: PRESENT: Norm Bell, Paul Bishop, Paul Cousins, Phil Arbour, Sue Betz.

ABSENT: Fred Model, Lee Knapp, Sandra Hansen.

The following action took place at Special Meeting on May 26, 1990 of the Planning Commission:

REQUEST FOR WAIVER OF ACCESSING BUILDING HEIGHT (SECTION 5.07B) in R-10C DISTRICT;
3510 DOVER STREET, DAN TOMSHANY, APPLICANT (TABLED)

Moved by Bishop, supported by Cousins, to remove application for waiver from table.
Ayes: Bell, Bishop, Cousins, Betz. Nays: Arbour. Motion carried.

Commissioner Sandra Hansen entered the meeting 8:10 a.m.

Moved by Cousins, supported by Bishop, to recommend to Zoning Board of Appeals to accept the request for waiver with the following recommendations:

1. The garage be constructed according to the dimensions shown on the plan submitted.
2. The existing shed being completely removed, with the underlying site seeded, sodded or otherwise landscaped within 2 months after completion of the new garage.
3. The exterior materials consisting of wood siding and asphalt roofing shingles.
4. The garage being painted an appropriate color to match the house or look neutral in appearance no later than three months after construction is complete.
5. Locating proposed building 8' from Tomshany/Klumpp property line.
6. Plantings of a permanent nature to be installed along Tomshany/Klumpp side of proposed building.
7. Planting on back side of garage (alley side) according to waiver standard "B".

Ayes: Betz, Bishop, Bell, Arbour, Cousins, Hansen. Nays: none. Motion carried.

MEMO:

- 5.) REQUEST FOR WAIVER OF SIGN SET BACK (SEC. 7.03D) IN I-1 DISTRICT; 7931 GRAND.
APPLICANT, BARNEY RAYSOR FOR PILOT PLASTICS.

Moved by Cousins, supported by Hansen, to recommend the Zoning Board of Appeals deny the Pilot Plastics request for sign setback, as the request does not meet waiver requirements and suggesting the sign could be building mounted with ground mounted lights directed toward the signage. Ayes: Arbour, Model, Bishop, Bell, Hansen, Betz. Nays: none. Motion carried.

MEMO:

TO: DEXTER VILLAGE COUNCIL/ZONING BOARD OF APPEALS

FROM: DONNA FISHER, ADMINISTRATIVE SECRETARY PLANNING COMMISSION

DATE: MAY 21, 1990

The following action took place at the May 21, 1990 regular meeting of the Planning Commission:

Present: Phil Arbour, Fred Model, Paul Bishop, Norm Bell, Sandra Hansen, Sue Betz.

Absent: Gary Gochanour, Lee Knapp, Paul Cousins.

- 1.) REQUEST FOR VACATION OF FOURTH STREET BETWEEN BROAD STREET AND THE RAILROAD RIGHT-OF-WAY. RALPH AND ANNETTE FINLEY, APPLICANTS;

Moved by Hansen, supported by Bishop, to recommend the Village Council approve the request for the vacation of the Northeast $\frac{1}{2}$ of Fourth Street adjacent to the Finley property pending the draft of the legal description by Village Engineers with costs incurred to be paid by Mr. Finley. Ayes: Arbour, Model, Bishop, Bell, Hansen, Betz. Nays: none.

- 2.) ZONING ORDINANCE AMENDMENT - "REMOVAL OF GOVERNMENT-OWNED BUILDING LANGUAGE, AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS"

Moved by Cousins, supported by Bishop, to recommend Council approve the proposed amendment to the Zoning Ordinance "Removal of Government-owned building language and addition of schools as special uses in residential districts (copy attached). Ayes: Arbour, Model, Bishop, Hansen, Betz. Nays: Bell. Motion carried.

- 3.) REQUEST FOR WAIVER OF SIDE YARD SETBACK (SEC. 4.04C.2.b) IN R-1-C DISTRICT 7400 WALL COURT, LAMBERT DAVENPORT, APPLICANT -

Moved by Bishop, supported by Hansen, that the Zoning Board of Appeals approve the Davenport request for waiver of side yard set back at 7400 Wall Court based on the Ordinance Hardship Standards. Ayes: Arbour, Model, Bishop, Bell, Hansen, Betz. Nays: none. Motion carried.

- 4.) REQUEST FOR WAIVER OF FRONT, SIDE AND REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS (SEC. 4.04C.2&3) TO ALLOW CONSTRUCTION OF A DECK IN R-1-C DISTRICT; 3185 HUDSON STREET. APPLICANTS, PAUL AND KATHLEEN WATSON.

Moved by Cousins, supported by Arbour, to recommend the Zoning Board of Appeals approve the Watson request for waiver at 3185 Hudson providing the deck is not built in the right-of-way. Ayes: Arbour, Model, Bishop, Bell, Hansen, Betz. Nays: none. Motion carried.

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

BILLS DUE PAGE 4 OF 5
DATE JUNE 11, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Palenick, James/reimb. mileage	172-861	199.00					
Parts Peddler Auto Supply	VARIOUS	39.43					
Petoskey Plastics, Inc.	528-740	168.56					14.99
Pitney Bowes	172-941	47.25					
Printing Systems	253-901	191.67					
RAM Communications of MI	441-853	18.50					
Scio Electric Service	301-935	38.00					
Stringer, Thomas	101-803.010	1,462.50					
TC Sports	441-740	255.00					
TeleDIAL America	172-853	35.68					
Thompson-McCully	VARIOUS			79.60			348.40
TOTAL BILLS DUE		17,891.23	48.33	22,641.59	11,635.79	7,142.33	2,616.59

VILLAGE OF DEXTER COUNCIL PROCEEDINGS

 BILLS DUE PAGE 3 OF 5
 DATE JUNE 11, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
A-1 Rental Inc.	556-941						80.00
Ann Arbor Welding Supply Co.	441-740	26.80					
Apollo Fire Equipment Co.	441-740	83.50					
Boullion Sales, Inc.	441-937	70.55					
Business Radio Licensing	441-815	85.00					
Business Resources, Inc.	172-727	223.14					
Captain Clean	548-826					135.00	
Carpenter Hardware/lumber	VARIOUS	115.99		406.95	7.80		188.69
Chelsea Lumber Co.	441-740	19.90					
D&C Plumbing & Heating Supply	VARIOUS	42.69		85.83			
Detroit Edison -							
8014,7982,8050,8140 Main	VARIOUS	275.85					
8360 Huron/CW lift station	548-920					3,316.23	
3620 Central/3676 Cent/WaTow	556-920						1,358.84
Dexter Family Physicians	441-964	35.00					
Dexter Heritage Guild	101-884	25.00					
Dexter Leader	VARIOUS	620.17					
Dexter Mill	Various	9.90				12.48	29.98
Dexter Museum Gift Shop	101-884	24.96					
Dexter Office Supply	VARIOUS	78.32					
Dexter, Village of	VARIOUS	27.28	18.19			38.49	
Doubleday Bros. & Co./tickets	301-727	284.65					
Etna Supply Co.	VARIOUS						476.03
Hackney Ace Hardware	VARIOUS	230.57				32.79	119.66
Highway Maint. & Const. Co.	VARIOUS			10,766.71	325.49		
Insituform North Inc.	548-826					2,473.90	
Len's Rubbish/5-90 contract	528-816	9,828.33					
Len's Rubbish/extra dump fees	528-826	2,608.20					
Lester Bros.	441-958	150.00					
Long, Clark & Baker	101-803	160.00					
Lundgren, Merrill/seminar	172-965	310.40					
MI Bell - 426-4572	548-853					176.65	
MICHcon - 8360 Huron	548-920					303.30	
" " - 8050/8140 Main	VARIOUS	77.44	30.14				
MI Dept. of Transportation	VARIOUS			11,302.50	11,302.50		
MI Society Planning Officials	400-815	22.00					
Mooers Products Inc.	548-937					653.49	

DATE JUNE 11, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - MAY 26, 1990</u>							
Sandra J. Egeler		497.77	55.31				
Janet C. Karvel		140.89-G					
		140.89-R				140.89	140.89
James M. Palenick		425.88		106.47	106.47	106.47	106.47
Larry N. Wagner			611.90				
Lisa Lemble		319.96					
Kurt J. Augustine		223.27		43.21	172.86		98.91
Edward A. Lobdell						636.40	
Keith L. Kitchen		97.38		97.38	97.38		209.04
Patrick A. McKillen		277.58		138.79	138.79		138.79
Kyle Menard		167.65		27.94	111.77		66.36
Derek R. Wiseley		90.10		90.10	90.10		192.00
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Daniel L. Schlaff							538.47
Larry C. Sebring						228.16	392.35
<u>PAYROLL COSTS - JUNE 2, 1990</u>							
Sandra J. Egeler		387.15	55.30				
Janet C. Karvel		28.17-G					
		140.89-R				140.89	140.89
James M. Palenick		255.52		106.47	106.47	106.47	106.47
Larry N. Wagner			529.21				
Lisa Lemble		319.96					
Kurt J. Augustine		142.60		325.06	21.60		
Keith L. Kitchen		104.52		219.11	73.03		
Patrick A. McKillen		69.39		381.67	104.09		
Kyle Menard		139.71		227.04	13.97		
Derek R. Wiseley		131.40		202.73	67.57		
Thomas C. Desmet						666.36	
Andrea Dorney						514.09	
Edward A. Lobdell						586.53	
Daniel L. Schlaff							318.28
Larry C. Sebring						228.16	294.98
TOTAL PAYOLL COSTS		4,100.68	1,251.72	1,965.97	1,094.10	4,694.06	2,743.90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

JUNE 11, 1990

PAYROLL COSTS (PAGE 2)	\$ 15,860.43
BILLS DUE (PAGE 3 & 4)	61,975.86
CONST & ENG. FUND/WA REPLACEMENT (PAGE 5)	<u>5,968.00</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS)	<u>\$ 83,804.29</u>

DEXTER VILLAGE COUNCIL

JUNE 11, 1990 - ADDITIONAL AND ADJUSTMENTS TO BILLS DUE

McKillen, Patrick	101-441-939	\$43.88
Baldus, Wana	101-101-884	\$100.00
Dorney, Andrea	590-548-861	5.50

CONSTRUCTION & ENGINEERING FUND

EARTHWORK ENGINEERS, INC.	203-451.00-814.001 & 101-445.000-974.010	\$18,401.50
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BILLS DUE TOTAL = 62,125.24

CONST & ENG. BILLS = 24,369.50

TOTAL FOR APPROVAL = \$102,355.17

Moved by Baroni, supported by Genske, to appoint F. Model to the Planning Commission for a three year term. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

8. OFFICE HOURS FOR ZONING INSPECTOR -

Council directed the Village Manager to establish regular hours for the Zoning Inspector by September 1, 1990.

9. PARK'S COMMISSION APPOINTMENTS -

Moved by Baroni, supported by Genske, to appoint R. Meloche to the Park's Commission for a three year term. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

Moved by Baroni, supported by Stacey, to approve E. Stanfill to the Park's Commission for a three year term. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

10. APPOINTMENT TO THE DEXTER DOWNTOWN DEVELOPMENT AUTHORITY -

Moved by Baroni, supported by Genske, to appoint T. Tietsema to the D.D.A. for a four term. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

PRESIDENT'S REPORT:

The President is negotiating With First of America for rental of their building for a meeting site.

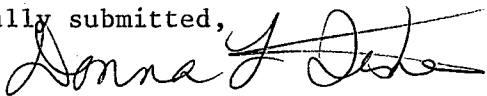
A retreat date has been set for July 14th.

Location of the siren removed from the old watertower must be determined.

ADJOURNMENT:

Moved by Stacey, supported by Gregory, to adjourn the meeting at 9:20 p.m. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

6-25-90

4. RESOLUTION OF APPRECIATION - FR. DAVID HOWELL -

Moved by Genske, supported by Baroni, to adopt the resolution of appreciation for Father David Howell. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates.
Nays: none.

OLD BUSINESS:

None.

NEW BUSINESS:

1. APPROVAL OF 1990 MILAGE LEVY -

Moved by Gregory, supported by Baroni, to approve the 1990 milage levy as presented. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

2. COMBINED SITE PLAN; DOOR CONTROLS INTERNATIONAL; 2565 BISHOP CIRCLE EAST -

Moved by Genske, supported by Baroni, to accept the Planning Commission's recommendation to grant combined site plan application for Door Controls International; 2362 Bishop Circle East (plan on file). Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

3. COMBINED SITE PLAN AND SPECIAL USE PERMIT FOR ADDITION TO A CHURCH IN R-1 DISTRICT; ST. JAMES CHURCH, APPLICANT 3270 BROAD STREET -

Moved by Stacey, supported by Baroni, to accept the Planning Commission's recommendation to grant approval for site plan and special use permit for addition to a church in R-1 District. St. James Church, 3279 Broad Street (plan on file). Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

4. CONTRACT AWARD - ASPHALT RESURFACING FY90/91 -

Moved by Genske, supported by Baroni, to accept the Village Manager's recommendation to award a contract for asphalt resurfacing FY90/91 to Thompson-McCully Co. for \$18,950.00. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates.
Nays: none.

5. REQUEST FOR CONTRIBUTION TO DEXTER AREA HISTORICAL SOCIETY FY90/91 -

Moved by Stacey, supported by Walters, to contribute \$450.00 to the Dexter Area Historical Society FY90/91. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

6. REQUEST FOR PLACEMENT OF ST. JOSEPH'S FESTIVAL BANNER AND SIGN -

Moved by Genske, supported by Baroni, to authorize the placement of a sign at Peace Park and a banner at Monument Park for St. Joseph Church for their festival from July 8th thru 22nd. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates.
Nays: none.

7. APPOINTMENTS TO PLANNING COMMISSION -

Moved by Baroni, supported by Genske, to appoint P. Bishop to the Planning Commission for a three year term. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JUNE 11, 1990

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order by the President at 8:15 p.m.

ROLL CALL:

Present: Carl Genske, Geary Baroni, Terry Walters, Mick Gregory, Bob Stacey, Loren Yates. Absent: Jack Ritchie.

APPROVAL OF MINUTES:

Moved by Walters, supported by Gregory, to approve the minutes of the May 29, 1990 regular meeting as presented. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates.

Nays: none.

APPROVAL OF AGENDA:

Moved by Genske, supported by Stacey, to approve the agenda as amended (copy attached). Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

BILLS/PAYROLL COSTS:

Moved by Stacey, supported by Baroni, to approve bills and payroll costs in the amount of \$91,588.46. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider was present to entertain questions, comments or concerns.

COMMITTEE - JOB DESCRIPTIONS - No report

VILLAGE MANAGER - (copy attached).

ORDINANCES/RESOLUTIONS:

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS. (ON TABLE)

Subject remains on the table.

2. RESOLUTION APPROVING THE ADOPTED WASHTENAW COUNTY ACT 641 SOLID WASTE MANAGEMENT PLAN UPDATE OF 1989 -

Moved by Stacey, supported by Walters, to adopt the resolution approving the adopted Washtenaw County Act 641 Solid Waste Management Plan Update of 1990.

Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

3. RESOLUTION APPROVING MEMBERSHIP IN THE WASHTENAW COUNTY SOLID WASTE MANAGEMENT GROUP AND ADOPTION OF THE WASHTENAW COUNTY INTERLOCAL AGREEMENT PURSUANT THERETO -

Moved by Stacey, supported by Walters, to adopt the resolution approving membership in the Washtenaw County Solid Waste Management Group and adoption of the Washtenaw County Interlocal agreement pursuant thereto, with Manager Palenick designated Village representative. Ayes: Genske, Baroni, Walters, Gregory, Stacey, Yates. Nays: none.

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS. (ON TABLE)
2. RESOLUTION APPROVING THE ADOPTED WASHTENAW COUNTY ACT 641 SOLID WASTE MANAGEMENT PLAN UPDATE OF 1989.
3. RESOLUTION APPROVING MEMBERSHIP IN THE WASHTENAW COUNTY SOLID WASTE MANAGEMENT GROUP AND ADOPTION OF THE WASHTENAW COUNTY INTERLOCAL AGREEMENT PURSUANT THERETO.

4. *Resolution of Appreciation - Fr. Howell*
OLD BUSINESS

NEW BUSINESS

1. APPROVAL OF 1990 MILAGE LEVY
2. COMBINED SITE PLAN; DOOR CONTROLS INTERNATIONAL 2565 BISHOP CIRCLE EAST.
3. COMBINED SITE PLAN AND SPECIAL USE PERMIT FOR *James* ADDITION TO A CHURCH IN R-1 DISTRICT; ST. JOSEPH CHURCH, APPLICANT 3279 BROAD ST.
4. CONTRACT AWARD - ASPHALT RESURFACING FY 90/91
5. REQUEST FOR CONTRIBUTION TO DEXTER AREA HISTORICAL SOCIETY FY 90/91.
6. REQUEST FOR PLACEMENT OF ST. JOSEPH'S FESTIVAL BANNER AND SIGN.
7. APPOINTMENTS TO PLANNING COMMISSION.
8. *Office Hours For Zoning Inspector*

PRESIDENTS REPORT

9. *Park's Comm. Appt.*

ADJOURNMENT

10. *DDA Appt.*

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

DEXTER VILLAGE ZONING BOARD OF APPEALS

JUNE 11, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING

PUBLIC HEARING:

REQUEST FOR WAIVER OF SETBACK AND LOT COVERAGE
REGULATIONS FOR AN ADDITION OF A COATROOM AND CANOPY;
3480 DOVER; APPLICANT; ST. JOSEPH CHURCH.

ROLL CALL

APPROVAL OF MINUTES OF MAY 29, 1990 MEETING OF ZONING BOARD
OF APPEALS

NEW BUSINESS:

1. REQUEST FOR WAIVER OF SETBACK AND LOT COVERAGE
REGULATIONS; 3480 DOVER, ST. JOSEPH CHURCH.
2. REQUEST FOR WAIVER OF SIGN SETBACK IN I-1 DISTRICT;
7931 GRAND ST., PILOT PLASTICS (ON TABLE).

ADJOURNMENT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JUNE 11, 1990

AGENDA

CALL TO ORDER 8:00 P.M. FIRST OF AMERICA BUILDING

ROLL CALL

PUBLIC HEARINGS

APPROVAL OF MINUTES OF THE MAY 29, 1990 MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

DEXTER VILLAGE COUNCIL
DEXTER PARKS COMMISSION
SPECIAL JOINT MEETING

MAY 29, 1990

WYLIE SCHOOL MEDIA CENTER - 3360 KENSINGTON STREET

The meeting was called to order at 7:30 p.m.

PRESENT: Geary Baroni, Carl Genske, Loren Yates, Scott Strudgeon, Louie Ceriani, Jack Ritchie, Mick Gregory, Terry Walters, Bob Stacey, Jeannette Yates.

NEW BUSINESS:

Discussion of topics of mutual interest.

The following subjects were presented by the Parks Commission for discussion:

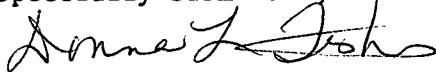
Recreation Plan

Acquisition of Additional Park Lands

Smith Woods

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

3. COMMITTEES AND COMMISSIONS
4. VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT-REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS.

OLD BUSINESS

1. COTTONWOOD CONDOMINIUMS: CONSTRUCTION OF SIDEWALK ALONG HUDSON TO SECOND STREET
2. *Parke's Commission Rec. to hire J. Fuccella*

NEW BUSINESS

1. REQUEST FOR VACATION OF FOURTH STREET BETWEEN BROAD STREET AND THE RAILROAD RIGHT-OF-WAY. RALPH AND ANNETTE FINLEY, APPLICANTS.
2. ENGINEERING AGREEMENT; JONES & HENRY ENGINEERS - CONSTRUCTION OF POTABLE WATER TEST WELL.
3. BID SOLICITATION PACKAGE - ASPHALT REPAIR WORK FY 90/91
4. REPAIRS TO EAST WELL.

PRESIDENTS REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

NEW BUSINESS

1. REQUEST FOR WAIVER OF SIDE YARD SETBACK IN R-1-C DISTRICT; 7400 WALL COURT
2. REQUEST FOR WAIVER OF FRONT, SIDE, AND REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS TO ALLOW DECK CONSTRUCTION IN R-1-C DISTRICT; 3185 HUDSON STREET.
3. REQUEST FOR WAIVER OF ACCESSORY BUILDING HEIGHT IN R-1-C DISTRICT; 3510 DOVER STREET.
4. REQUEST FOR WAIVER OF SIGN SETBACK IN I-1 DISTRICT; 7931 GRAND STREET.

ADJOURNMENT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

MAY 29, 1990

AGENDA

CALL TO ORDER: IMMEDIATELY FOLLOWING ADJOURNMENT OF ZONING BOARD OF APPEALS MEETING - WYLIE MEDIA CENTER

ROLL CALL

PUBLIC HEARINGS:

PROPOSED INCREASE OF 1.0792 MILS IN THE 1990 DEXTER VILLAGE OPERATING TAX MILAGE RATE ABOVE THE "TRUTH IN TAXATION" RATE OF 11.9508 MILS.

APPROVAL OF MINUTES OF THE MAY 14, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

1. STATE REP. MARGARET O'CONNER.
2. JEAN HANSON ON BEHALF OF DEXTER CO-OP NURSERY.

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION**

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

1. SHERIFF
2. FIRE DEPARTMENT

DEXTER VILLAGE COUNCIL
DEXTER PARKS COMMISSION
SPECIAL JOINT MEETING

MAY 29, 1990

AGENDA

CALL TO ORDER 7:30 P.M. WYLIE MEDIA CENTER

ROLL CALL

NEW BUSINESS

DISCUSSION OF TOPICS OF MUTUAL INTEREST, INCLUDING
STATUS REPORT ON RECREATION PLAN DEVELOPMENT.

ADJOURNMENT

DEXTER VILLAGE ZONING BOARD OF APPEALS

MAY 29, 1990

AGENDA

CALL TO ORDER 8:00 P.M. WYLIE MEDIA CENTER

PUBLIC HEARINGS

1. REQUEST FOR WAIVER OF SIDE YARD SETBACK (SECTION 4.04C.2 B) IN R-1-C DISTRICT; 7400 WALL COURT. APPLICANT; LAMBERT DAVENPORT.
2. REQUEST FOR WAIVER OF FRONT, SIDE AND REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS (SECTION 4.04C.2 & 3) TO ALLOW CONSTRUCTION OF A DECK IN R-1-C DISTRICT; 3185 HUDSON STREET. APPLICANTS; PAUL AND KATHLEEN WATSON.
3. REQUEST FOR WAIVER OF ACCESSORY BUILDING HEIGHT (SECTION 5.07B) IN R-1-C DISTRICT; 3510 DOVER. APPLICANT; DAN TOMSHANY.
4. REQUEST FOR WAIVER OF SIGN SETBACK (SECTION 7.03D) IN I-1 DISTRICT; 7931 GRAND. APPLICANT; BARNEY RAYSOR FOR PILOT PLASTICS.

ROLL CALL

APPROVAL OF MINUTES OF AUGUST 28, 1989 MEETING OF ZONING BOARD OF APPEALS.

MEMORANDUM

TO: DEXTER VILLAGE PLANNING COMMISSION

FROM: DONNA FISHER, VILLAGE CLERK

THE FOLLOWING ACTION TOOK PLACE AT THE MAY 29, 1990 DEXTER VILLAGE ZONING BOARD OF APPEALS MEETING:

1. REQUEST FOR WAIVER OF SIDE YARD SETBACK IN R-1-C DISTRICT, 7400 WALL COURT. -

Moved by Stacey, supported by Genske, to accept the Planning Commission's recommendation to approve the request for waiver for side yard setback, 7400 Wall Court. Motion carried.

2. REQUEST FOR WAIVER OF FRONT, SIDE REAR SETBACK REGULATIONS AND LOT COVERAGE LIMITATIONS TO ALLOW DECK CONSTRUCTION IN R-1-C DISTRICT, 3185 HUDSON ST. -

Moved by Walters, supported by Gregory, to accept the Planning Commission's recommendation to grant waiver of setback requirements for 3185 Hudson St. Motion carried.

3. REQUEST FOR WAIVER OF ACCESSORY BUILDING HEIGHT IN R-1-C DISTRICT, 3510 DOVER STREET -

Moved by Gregory, supported by Ritchie, to accept the Planning Commission's recommendation to grant request for waiver for 3510 Dover Street. Motion carried.

4. REQUEST FOR WAIVER OF SIGN SETBACK IN I-1 DISTRICT, 7931 GRAND AVENUE -

Moved by Walters, supported by Genske, to accept the Planning Commission's recommendation to deny.

Moved by Stacey, supported by Baroni, to table the subject. Motion Carried.

THE FOLLOWING ACTION TOOK PLACE AT THE MAY 29, 1990 REGULAR COUNCIL MEETING:

1. THE SUBJECT OF ZONING ORDINANCE AMENDMENT; REMOVAL OF GEVERNMENT OWNED BUILDING LANGUAGE & ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS -

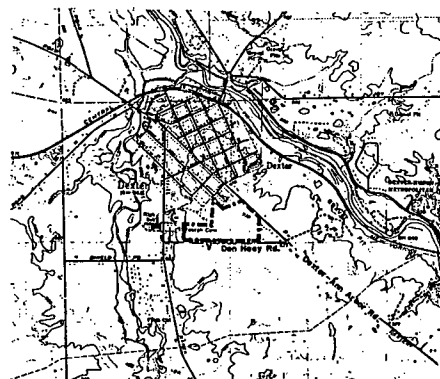
Subject was tabled.

Dexter-Ann Arbor and Dan Hoey Roads, Village of Dexter, Michigan 48130

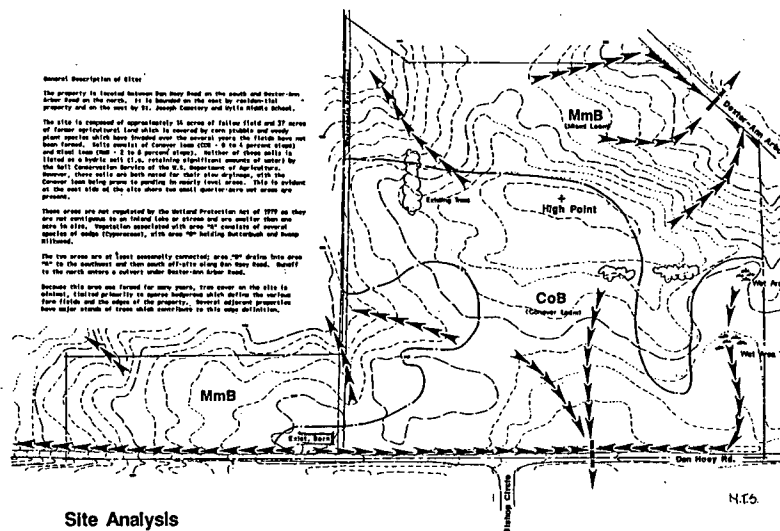
Village of Dexter
Washtenaw County, Michigan

Owner / Applicant:
John F. Hoey Family
c/o
Jack R. Blanchard
7795 Dexter - Ann Arbor Road
Dexter, Michigan 48130
(313) 429-3867

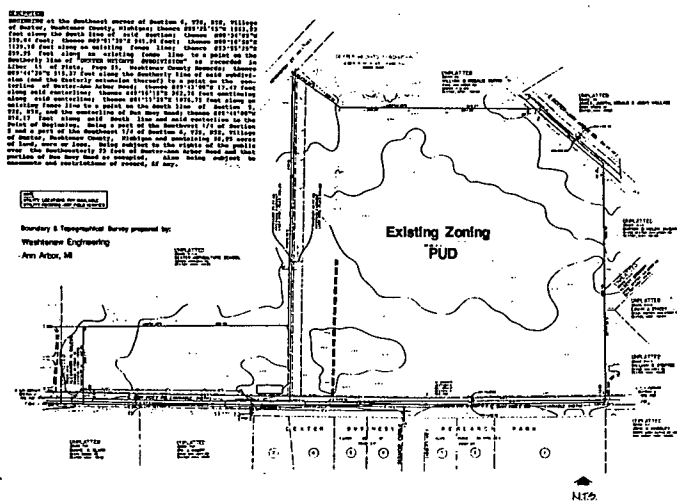
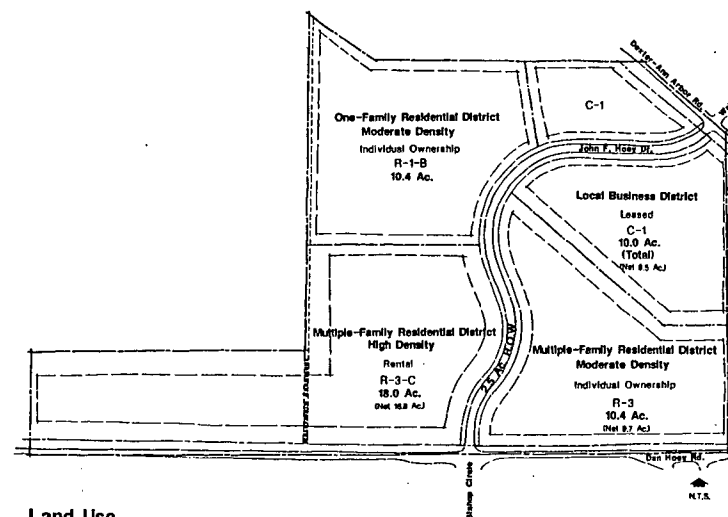
Land Planner:
Pollack Design Associates
220 South Main Street
Ann Arbor, Michigan 48104
(313) 663-9522



Location Map



Site Analysis

**Adjacent Conditions / Property Description**

Land Use

Area Plan

Inventory and Analysis

Revision Date: 19 June 1990
21 May 1990

Issue Date:

Drawing Date: 2 April 1990

Sheet Number: 1 of 8

or within Scio Township, then and in such event, Dexter agrees to make available water and sewer service utilities to the Kingsley Parcel both within and without the corporate limits of Dexter, if desired by Kingsley, in a minimum quantity as follows: a minimum total allocation of 228410 gallons per day to said Kingsley Parcel. [The delination of the minimum total allocation to the Kingsley Parcel, is not intended to bind or obligate either party to specific zonings or usages, and as the Kingsley Parcel or portions thereof is developed, is intended to permit Kingsley to allocate such utilities in such amounts within the minimum allocation as may be necessary and appropriate for the proposed development.

deleted by Kingsley
In order to provide sufficient time for Dexter to plan for and provide such future utility services, such water and sewer allocation shall be phased in and available to Kingsley as follows: during the first 3 years of this agreement, 1/3 of the minimum total allocation will be made available to the Kingsley Parcel (76136 gpd); in the second 3 years of this agreement an additional 1/3 of the minimum total allocation will be made available to the Kingsley Parcel (76136 gpd); and in the final 4 years, the remainder of the allocation will be made available. Such availability shall be cumulative during the period of this agreement, but the obligation to make available any [unutilized allocations shall not survive the expiration of the 10 year period.

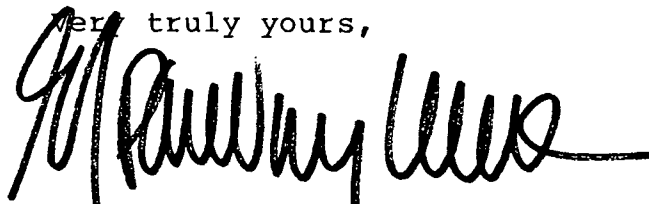
It is intended by the parties hereto, that any development of the Kingsley Parcel will proceed in an orderly fashion, and in accordance with planning objectives which contemplate the coherent development of

Mr. James M. Palenick, Village Manager
Village of Dexter
June 14, 1990
Page Three

process itself, so that the deletion of the phasing language should not be an item of major concern which would prevent approval of the agreement. The Village has a great deal of realistic control over the parcel, whether or not annexed, and it has not given up these aspects in the proposed agreement. This is not to suggest that the Village can ignore the potential utility requirements of the parcel, but rather can and should plan for these allocations at some point in the future. In summary, I believe the document with its deletions, is still satisfactory and would recommend its adoption.

If there are additional questions, or if any of the members of the Village Council have questions, please feel free to contact me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "E. Spaulding Clark", written in a cursive style.

E. Spaulding Clark

ESC/pl
Encl.

Mr. James M. Palenick, Village Manager
Village of Dexter
June 14, 1990
Page Two

in the Scio Township General Development Plan are completely contradictory to uses which would require the provision of water and service utilities to the site. Scio designates the property for residential development at densities of one dwelling unit per 2.5 acres. At this posture in Scio's relationships with both Dexter and Ann Arbor, it is completely unrealistic to expect that Scio is going to permit any development which is inconsistent with its General Development Plan, irrespective of the ability of the developer to obtain sewer and water from another entity. Thus, any development of the parcel which utilizes water and sewer will have to occur within the Village limits, and therefore, will require annexation. As I view the current annexation effort, it is dead at the County Commission level unless agreement is reached by Scio and Dexter. Thus, from a realistic point of view, the Village has control of the annexation issue, which would be the first step before the Village would be required to provide the utilities. Even in a worse case scenario of development with water and sewer in Scio, the Village would have ample warning of such proposal.

Assuming for the sake of argument that the parcel must realistically be within the Village before it can be developed, and development must proceed through the Village ordinance/site plan process, which would include rezoning. Again, the process requires time and would result in ample warning to the Village of the need for such utilities. Presumably, any major project would require phasing, and so the likelihood of Kingsley being able to obtain a building permit at any one moment in time which would require the entire allocation, is unrealistic. The settlement agreement has not changed in requiring development in an orderly fashion consistent with planning objectives which contemplate a coherent development of the entire parcel. Thus, the development process in either Scio Township or the Village will provide ample warning and control, such that the need for water and sewer will be known well in advance of any project.

As a final point, the agreement provides for liquidated damages in the event of a default on the part of the Village in providing these services. When and if Kingsley comes forward with a proposal to develop the property, these liquidated damages will presumably be negligible in comparison to the expected development profits. That is, while the Village would not wish to pay such sums, it can realistically be expected that Kingsley would far prefer to receive the desired utilities, even if delayed, rather than receive the liquidated damages and never receive the utilities. Thus, I believe that there will always be room for flexibility and negotiation if utilities are unavailable at any point in the future.

In light of these comments, and the realities of the development process as applied to the Kingsley parcel in particular, and as the Village has made no commitment to any prospective use of the parcel, I believe that there are more than sufficient inherent protections in the development

LONG, CLARK & BAKER

ATTORNEYS AT LAW

320 NORTH MAIN STREET

SUITE 100

ANN ARBOR, MICHIGAN 48104

PETER A. LONG

E. SPAULDING CLARK II

BASIL A. BAKER

TELEPHONE

663-8111

AREA CODE 313

June 14, 1990

Mr. James M. Palenick, Village Manager
Village of Dexter
8140 Main Street
Dexter, Michigan 48130

This document is subject to the attorney-client privilege, exempt from disclosure under MSA 4.1801(13)(h), and may be considered in closed session under MSA 4.1800(18)(h).

Re: Dexter v. Kingsley

Dear Mr. Palenick,

With regard to the above matter, it would appear appropriate for me to comment further upon the settlement document recently returned by Mr. Kingsley's attorney. Specifically, language on page 3 has been deleted (a copy of the deleted language is enclosed with this letter). I attempted to go back and reconstruct from my notes our discussions on April 17th, and while I believe that we generally discussed the issue of current and future capacities, I don't think we discussed a specific allocation/phasing arrangement. Nonetheless, this language was incorporated in my proposed settlement document prepared shortly after that meeting, and I was not led to believe by Mr. Flintoft that such was inappropriate or unacceptable. On the other hand, I don't know that John Kingsley reviewed the document at that time.

In any event, and with regard to those deletions, while I think their inclusion might be preferable, in view of the realities of the situation, I don't believe that their omission or deletion should be a cause for concern. The deletion of language regarding the non-binding effect of the agreement upon zonings or usages, or the ability of Kingsley to allocate utilities to different uses, is irrelevant from the point of view of the Village.

With regard to the deletion of the language relating to phasing, while a schedule might have been advantageous to both parties, I don't think that the omission is a disadvantage to either party. That is, there are certain realities which affect the situation, and while not spelled out in the language of the instrument, will affect future development. First, the property is currently located within Scio Township, and the proposed uses

UTILITY FEES AND CHARGES
(AS ADOPTED THROUGH MAY 23, 1988)

WATER LINE TAP-IN FEES

SERVICE DIAMETER	TAP-IN FEE	ALLOWABLE # BUILDINGS	ALLOWABLE # OF END-USER*** CONNECTIONS
5/8" - 3/4"	\$ 1,200.00*	1	1 unit
1"	1,400.00*	1	4 units**
1 1/2"	1,750.00*	1	4 units**
2"	2,500.00*	2	8 units
3"	6,100.00*	5	20 units
4"	8,350.00*	7	28 units
6"	13,800.00*	12	48 units
8"	20,300.00*	18	72 units
10"	26,600.00*	22	88 units
12"	35,150.00*	28	112 units

* The cost of any meter larger than 1 1/2" shall be paid for by the user prior to installation, and shall become Village property upon installation (Ord. 26.103C).

** The cost of one meter is included in the tap-in fee; additional meters shall be paid for by the user prior to installation, and shall become Village property upon installation.

***An "End-User Connection" shall be defined as a connection to the water distribution system which serves no more than one (1) building or structure containing no more than four (4) defined dwelling or commercial units. If a proposed development would contain more end-user connections off a single tap than is allowed by this schedule, each additional end-user connection, or its equivalent as calculated in terms of numbers of units served, shall require the developer/applicant to pay an additional 1" tap-in fee.

SEWER LINE TAP-IN FEES*

SIZE OF TAP	TAP-IN FEE**
5/8" - 3/4"	\$ 1,650.00
1"	2,150.00
1 1/2"	3,250.00
2"	4,350.00
3"	6,850.00
4"	9,100.00
6"	13,650.00
8"	18,250.00
10"	22,850.00
12"	27,500.00

*Sewer tap-in charge includes any and all Village inspection fees as prescribed in Ordinance 25.402.

**Sewer tap-in fees are based on water service diameters used, unless the actual sewer service diameter is smaller than the corresponding water service; in such cases, actual sewer service diameters are used to calculate tap-in fees.

***The allowable number of end-user connections for sewer service is to be equal to the water service connection schedule, with sewer tap-in fees based on water service diameters used.

(OVER)

A part of the NW 1/4 of Section 8, T2S, R5E, Scio Township, Washtenaw County, Michigan, more particularly described as follows: Commencing at the NW corner of Section 8, T2S, R5E, Scio Township, Washtenaw County, Michigan and proceeding thence N 88°47'51" E 815.92 feet along the north line of said section to the point of beginning and proceeding thence N 88°47'51" E 1101.14 feet along the north line of said section; thence S 48°56'50" E 49.08 feet; thence S 88°47'51" W 103.76 feet along the south line of the Dan Hoey Road easement; thence S 70°43'20" W 159.74 feet; thence 335.43 feet along a curve to the right having a radius of 708.00 feet and passing through a central angle of 27°08'43" with a long chord bearing S 84°17'41" W 332.30 feet; thence N 82°07'57" W 403.17 feet; thence 153.08 feet along a curve to the left having a radius of 967.00 feet and passing through a central angle of 9°04'12" with a long chord bearing N 86°40'03" W 152.92 feet; thence N 01°12'09" W 33.00 feet to the point of beginning.✓

EXHIBIT B

service area in all permit applications filed with any state or federal agency during the term of this agreement.

5. Upon approval of the within Stipulation, a consent judgment shall enter in the above cause in accordance with the terms hereof.

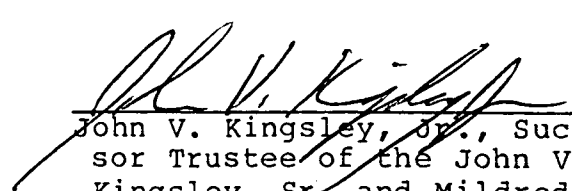
Dated: May _____, 1990

VILLAGE OF DEXTER, Plaintiff

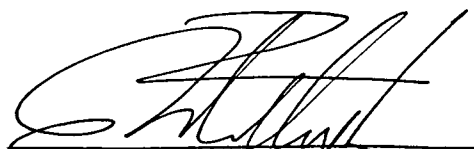
By: _____
Loren P. Yates, President

By: _____
Donna L. Fisher, Clerk

E. SPAULDING CLARK (P11923)
Attorney for Plaintiff
LONG, CLARK & BAKER (AF1214)
320 N. Main Street, Suite 100
Ann Arbor, Michigan 48104
313/663-8111



John V. Kingsley, Jr., Successor Trustee of the John V. Kingsley, Sr. and Mildred I. Kingsley Trusts, Defendant



PETER C. FLINTOFT (P13531)
Attorney for Defendant
KEUSCH & FLINTOFT, PC (AF1039)
119 S. Main St., P.O. Box 187
Chelsea, Michigan 48118
313/475-8671

approval, then and in such event, Dexter shall pay to Kingsley the sum of \$50,000.00 plus 9% interest from the date of this agreement as liquidated damages. Because of the difficulties and inconvenience in attempting to establish the loss, the parties have provided such dollar amount of liquidated damages, being the parties reasonable estimate of fair compensation in the event of foreseeable losses which might result from the failure to provide such utility services.

(e) The parties agree to prepare and execute all additional documents as are necessary to effectuate the intent and language of this agreement.

(f) Time is of the essence in this agreement.

(g) The terms and provisions of this stipulation and agreement are binding upon and shall inure to the benefit of the parties and their respective heirs, representatives, successors and assigns.

(h) For the purposes of this agreement, "availability" or "available" when used with reference to the utility systems, shall be understood to include actual connection to the Dexter Village utility systems and full use of those systems during each phase of this agreement. Dexter shall, when required to meet the terms of this agreement, promptly apply for and submit all necessary documentation to obtain all required discharge and/or sanitary permits from the State Health Department and EPA for such utility extensions. The parties shall continue to cooperate in good faith and exchange information so that unnecessary delays are avoided and proper planning objectives achieved. Dexter shall plan for utility extensions as are required herein and shall include the Kingsley Parcel as a current

the Parcel as a whole, and will not excessively subject only a small portion to highly intense development.

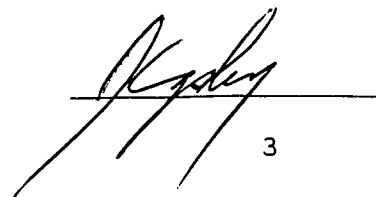
(b) In the event that water and utility services are made available to the Kingsley Parcel, then and in such event, Kingsley shall be responsible for all costs necessary to extend any such utilities to said Parcel. Kingsley shall pay for the use of such utilities based upon current and future charges uniformly and regularly established by Dexter, which established charges may vary dependent upon whether the properties served are within or without the Village limits of Dexter. Provided however, that water line and sewer line tap-in fees shall, during the term of this agreement, be frozen and shall be limited to and not exceed those fees as are published on Dexter's schedule of utility fees and charges as adopted through 5-23-88, a copy of which schedule is attached hereto and incorporated herein by reference as Exhibit C.

(c) If Kingsley proposes to develop all or any portion of the Kingsley parcel which lies within Scio Township, and further proposes to extend water and sewer utilities to such portion, Kingsley shall submit to Dexter coincident with filings in Scio Township, copies of any and all documents (including supplementary materials) required for receipt of rezoning and/or site plan approvals in Scio Township.

(d) If requested by Kingsley, Dexter shall make available water and sewer utility services as required herein, within 60 days of Kingsley's receipt of a building permit. If Dexter shall fail or be unable to make any of such water or sewer utilities available to all or any portion of the Kingsley Parcel which has received site plan

or within Scio Township, then and in such event, Dexter agrees to make available water and sewer service utilities to the Kingsley Parcel both within and without the corporate limits of Dexter, if desired by Kingsley, in a minimum quantity as follows: a minimum total allocation of 228410 gallons per day to said Kingsley Parcel.

Any unutilized allocation shall not survive the expiration of the 10 year period. It is intended by the parties hereto, that any development of the Kingsley parcel will proceed in an orderly fashion, and in accordance with planning objectives which contemplate the coherent development of



3

WHEREAS, the Village of Dexter ("Dexter") has annexed a certain portion of said Kingsley Parcel, and has commenced the within litigation to condemn said parcel for public roadway purposes, which condemned parcel is more fully described on Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, Dexter has petitioned the WCBC to annex the entire Kingsley Parcel to Dexter's corporate limits, but this Stipulation is effective whether or not the Parcel is incorporated into Dexter;

NOW, THEREFORE, the parties do agree as follows:

1. Kingsley shall transfer to Dexter in satisfactory written form, an easement for public roadway purposes over the premises described in Exhibit B.

2. Dexter shall pay to Kingsley the sum of \$15,500.00 for such easement, and shall direct that such funds as are held in escrow by American Title Insurance Company of Washtenaw be released to Kingsley.

3. Dexter shall reimburse Kingsley within 30 days of the entry of the consent judgment herein, the sum of \$3,000.00 as Kingsley's attorney fees pertinent to this condemnation matter, and the further sum of \$439.00 representing the cost of a landscape appraisal obtained by Kingsley.

4. The parties further agree to the following additional terms and conditions, which terms and conditions shall be effective and shall bind the parties for a period of 10 years from the date of entry of the consent judgment herein:

(a) In the event that Kingsley develops all or a portion of the Kingsley Parcel described on Exhibit A, and whether or not all or any portion of the Kingsley Parcel is within the Village limits of Dexter

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

VILLAGE OF DEXTER,

Plaintiff

File No: 90-38240-CC

vs.

Judge: Melinda Morris

JOHN V. KINGSLEY, JR.,
Successor Trustee of the
John V. Kingsley, Sr. and
Mildred I. Kingsley Trusts,

Defendant

E. SPAULDING CLARK (P11923)
Attorney for Plaintiff
LONG, CLARK & BAKER (AF1214)
320 N. Main Street, Suite 100
Ann Arbor, Michigan 48104
313/663-8111

PETER C. FLINTOFT (P13531)
Attorney for Defendant
KEUSCH AND FLINTOFT, P.C. (AF1039)
119 S. Main Street, P.O. Box 187
Chelsea, Michigan 48118
313/475-8671

STIPULATION IN SETTLEMENT

NOW COME the parties hereto, by and through respective counsel, and do stipulate and agree as follows in settlement of the above entitled cause:

WHEREAS, The John V. Kingsley, Sr. and Mildred I. Kingsley Trusts, by John V. Kingsley, Jr. ("Kingsley"), Successor Trustee, are the owners of certain real property more fully described on Exhibit A attached hereto and incorporated herein by reference ("Kingsley Parcel"); and

feet), thence southwesterly along the north line of lot 3 to the point of intersection with the southwest line of lot 3 (a distance of approximately 65 feet), thence southeasterly along the southwest line of lot 3 (for a distance of approximately 195 feet) to THE POINT OF THE BEGINNING,

Is hereby ABANDONED and VACATED.

VILLAGE OF DEXTER

PASSED: _____ Attest: _____

Donna L. Fisher, Clerk

VOTE: _____

Loren Yates, President

James Palenick, Village
Manager

NOTARY

**Resolution
for partial
Fourth Street
ABANDONMENT AND VACATION**

WHEREAS, the Village Council has found that it is in the public interest to abandon and vacate a portion of Fourth Street located within the Village limits; and

WHEREAS, the Village Planning Commission recommended the abandonment and vacation to the Village Council on May 21, 1990; and

WHEREAS, notice has been given and a hearing held on June 25, 1990 to hear objections on the proposed abandonment and vacation;

WHEREAS, the Village Council by vote of the Trustees elected approved the partial abandonment and vacation of Fourth Street on June 25, 1990;

NOW THEREFORE BE IT RESOLVED that the northeast one-half of Fourth Street traversing certain property northwest of Broad Street to the railroad right-of-way, further described as:

Commencing at the southwest corner of Lot 3, Block 8, Original Village of Dexter, to be known as THE POINT OF BEGINNING, thence southwest along the northwest right-of-way line of Broad Street a distance of 49.5 feet, thence northwest along a line parallel with the southwest line of lot 3 to the south line of the Penn. Central railroad right-of-way (a distance of approximately 245 feet), thence southeasterly along the curve of the south line of the Penn. Central railroad right-of-way to the point of intersection with the north line of Lot 3 (a distance of approximately 120

- The teamsters contract with the bargaining unit representing Public Works and Public Utilities employees expires September 30, 1990. I anticipate to begin the negotiating sessions in mid July.
- On the afternoon of July 6th, I will be meeting with Jones & Henry Engineers and a representative of the Health Department to walk the site of the new proposed well field and begin the work necessary to construct and analyze the test well contracted for.

Village Manager's Report - June 25, 1990

- The Pre-construction meeting for the Dan Hoey Road East job was held Tuesday, June 19th. The project remains on schedule, construction should begin on or around July 15th; most all of the reconstruction will be accomplished under traffic.
- The Public Act 198, Industrial Facilities Tax exemption request by Variety Die & Stamping will be addressed at the July 9th Council meeting. An exemption application has been filed by Dexter Fastener Technologies for the 40,000 square foot addition currently under construction at their facility. Investment in the addition is \$5.26 million. I anticipate the application to be addressed at the July 23rd meeting.
- The L.D.F.A. will be meeting July 10th at 7:30 p.m. to adopt the FY 90/91 budget and to approve amendment to the district boundaries and to the tax increment finance and development plans. I now feel confident that the phenomenal success of the Dexter Business and Research Park will allow the financing and construction of Phase II on and off-site infrastructure improvements to begin in 1991. The work will require the sale of a \$3.5 million dollar Revenue Bond to be repaid exclusively through tax increment and land sale revenues.
- I have been assured that the remaining walls of the barn behind Monument Park will be removed Monday or Tuesday morning (25th or 26th). DPW crews will prepare the area for hydro-seed immediately thereafter.
- The FY 89/90 Audit reports are being assembled and should be available for the first Council meeting in July.
- At this point, we are not rushing an evaluation of the Cable Television Franchise renewal back to Council because there is significant movement afoot in Washington to author and pass new legislation affecting the Cable Industry and its relationship to local governments. Since the current agreement expires December 1st, we don't lose anything by waiting awhile to assess the possible impact and/or benefits of new legislation.
- The asphalt resurfacing work by Thompson-McCully is scheduled for the last week of June; the 26th or after, depending upon the weather.

MEMORANDUM

TO: DEXTER VILLAGE COUNCIL

FROM: DONNA FISHER, ADMINISTRATIVE SECRETARY - DEXTER VILLAGE PLANNING COMMISSION

DATE: JUNE 18, 1990

The following action took place at the June 18, 1990 regular meeting of the Planning Commission:

JOHN F. HOEY PROJECT. REQUEST FOR APPROVAL FOR PUD AREA PLAN -

Moved by Bishop, supported by Model, to recommend the Village Council approve the proposed PUD Plan for the John F. Hoey Project with Phases 1, 2, & 3, while advising the Council that the Commission found the PUD Standard to be met, however, without an engineered drainage plan, draining plans must be reviewed at the point of site plan review. Ayes: Bishop, Model, Betz. Nays: Arbour, Bell. Absent: Hansen, Knapp. Motion carried.

COMPENSATION FOR RECORDING SECRETARY -

Moved by Bishop, supported by Bell, to recommend the Village Council increase the compensation of the Planning Commission's recording Secretary to \$65.00 per month. Ayes: Bishop, Model, Arbour, Bell, Betz. Nays: none. Absent: Hansen, Knapp. Motion carried.

VILLAGE OF DEXTER COUNCIL PROCEEDINGS
JUNE 25, 1990

PAYEE-EXPLANATION	CODE	CONST. & ENG. FUND
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American Title Co. of Washtenaw	251.00.733.970.100	\$162.00
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DEXTER VILLAGE COUNCIL

JUNE 25, 1990

PETTY CASH

ADMINISTRATIVE

Council supplies	101-101-956	
& Register of Deeds		\$ 16.96
Postage due, mileage	101-172-727	
	& 172-861	8.52

D.P.W.

Gas	101-441-751	10.00
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SEWER DEPT.

Lab supplies	590-548-743	3.62
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WATER DEPT.

Gas, wash truck	591-556-939	
	& 556-751	<u>6.00</u>

PETTY CASH EXPENDED ALL FUNDS		<u>\$ 45.10</u>
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PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Implement Co.	441-740	23.28					
AT&T	VARIOUS	59.09				41.09	
Barrett Paving Materials Inc.	463-740				65.20		
Berryman Equipment Co., Inc.	548-937					170.38	
BioCycle	548-965					52.70	
Boullion Sales, Inc.	441-937	70.55					
Business Resources, inc	172-727	68.48					
Curtin Matheson Scientific, inc	VARIOUS					563.15	
Detroit Edison/st. lighting	448-920	1,916.96					
Dexter Area Fire Dept/2nd qtr	336-806	15,547.06					
Dexter Comm Schools/MI Week	101-884	165.00					
" " " /crossing guard	301-804	1,243.55					
Etna Supply Co.	556-937						106.26
HACH CO.	548-743					72.13	
International Calculator	172-727	119.62					
Marathon Petro Co.	441-751	359.60					
MI Bell - 426-8303	172-853	94.86					
MI Municipal League/annual fees	101-815	759.00					
" " " /env. affairs	VARIOUS					45.50	45.50
O'Grady/pay 2 houses	265-701.010	600.00					
Orchard, Hiltz & McCliment	VARIOUS	464.75					
Petoskey Plastics, Inc	528-740	106.24					
Recycle Ann Arbor	528-816.020	864.57					
S.F. Strong, Inc.	265-740	54.00					
Software City	172-977	145.40					
South Huron Industrial, Inc.	VARIOUS	780.00		600.00	420.00		
Village Flowers & Gifts	101-884	30.68					
Walco Foods/MI week	101-884	83.76					
Washtenaw Development Council	101-815	282.50					
Westland Tree Service	441-820	468.00					
TOTAL BILLS DUE		24,306.95		600.00	485.20	944.95	151.76

BILLS DUE

DATE JUNE 25, 1990

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JUNE 9, 1990</u>							
Sandra J. Egeler		425.18	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick + V.T.		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa M. Lemble		319.96					
Kurt J. Augustine				241.04	228.56		
Keith L. Kitchen V.T. & S.L				42.84			
Patrick A. McKillen		138.79		346.98	208.18		
Kyle Menard				171.15	150.20		
Derek R. Wiseley				225.26	237.06		
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff							494.96
Larry C. Sebring						228.16	228.16
<u>PAYROLL COSTS - JUNE 16, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		84.53-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa Lemble		319.96					
Kurt J. Augustine		86.43		280.89	21.60		43.21
Keith L. Kitchen		97.38		340.84	48.69		
Patrick A. McKillen		208.18		225.53	260.23		
Kyle Menard		83.83		153.69	13.97		27.94
Derek R. Wiseley		45.05		270.31			45.05
Thomas C. Desmet						708.01	124.94
Andrea Dorney						506.68	
Edward A. Lobdell						381.84	
Daniel L. Schlaff							497.60
Larry C. Sebring						285.20	285.20
Loren P. Yates - President 6/90		400.87					
Donna L. Fisher - Clerk & Pl. Comm Sec.		351.74					
Rita A. Fischer - Treasurer 6/90		150.87					
TOTAL PAYROLL COSTS		4,484.94	1,433.64	2,511.47	1,381.43	4,580.65	2,241.78

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

JUNE 25, 1990

PAYROLL COSTS (PAGE 2)	\$ 16,633.91
BILLS DUE (PAGE 3)	26,488.86
PETTY CASH (PAGE 4)	45.10
CONST. & ENG. FUND (PAGE 5)	<u>162.00</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u>\$ 43,329.87</u>

DEXTER VILLAGE COUNCIL
JUNE 25, 1990

ADDITIONS:

EARTH WORK ENGINEERS, INC.

DEXTER BUSINESS & RESEARCH PARK
ROADWAYS & UTILITIES EXTENSIONS

VARIOUS ACCOUNT NUMBERS \$18,801.24

CHANGE TOTAL PAGE 5 = \$18,963.24

TOTAL BILLS AND PAYROLL COSTS FOR APPROVAL = \$62,131.11

6. COMPENSATION OF PLANNING COMMISSION RECORDING SECRETARY -

Moved by Ritchie, supported by Baroni, to approve the Planning Commission's recommendation for increase in compensation for the Planning Commission's recording secretary. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

7. PLANNING COMMISSION APPOINTMENT -

Moved by Ritchie, supported by Walters, to appoint D. Waggoner to the Planning Commission for a term to expire in 1991. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

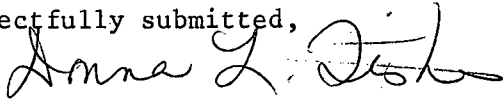
PRESIDENT'S REPORT:

President Yates is making arrangements for a Council retreat with a tentative date set for July 14, 1990.

ADJOURNMENT:

Moved by Ritchie, supported by Genske, to adjourn the meeting at 9:45 p.m. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

Respectfully submitted,



Donna L. Fisher,
Village Clerk

FILING APPROVED

7-9-90

Village Manager - Council received written report (copy attached).

ORDINANCES/RESOLUTIONS:

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE) -
The subject remains on the table.
2. RESOLUTION FOR PARTIAL FOURTH STREET VACATION AND ABANDONMENT -
Moved by Genske, supported by Baroni, to adopt the resolution as presented (copy attached). Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates.
Nays: none.

OLD BUSINESS:

1. SETTLEMENT AGREEMENT; DEXTER V. KINGSLEY -
Moved by Ritchie, supported by Baroni, to adopt the agreement as proposed for acquisition of property for reconstruction of Dan Hoey Road. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

NEW BUSINESS:

1. P.U.D. AREA PLAN - JOHN F. HOEY DEVELOPMENT; POLLACK DESIGN ASSOCIATES, APPLICANT -
Moved by Ritchie, supported by Gregory, to accept the Planning Commission's recommendation to approve the P.U.D. Area Plan for the John F. Hoey Development. (Plan on file). Ayes: Ritchie, Walters, Genske, Baroni, Gregory, Nays: Yates. Motion carried.
2. BID SOLICITATION PACKAGE FOR BITUMINOUS SURFACE TREATMENT FY90/91 -
Moved by Ritchie, supported by Genske, to award the contract to Thompson-McCully based on their bid of \$18,950.00. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.
3. PEACE PARK PLAN -
Moved by Baroni, supported by Gregory, to refer the plan to the Park's Commission for recommendation. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.
4. BUDGET AMENDMENTS FY89/90 -
Moved by Ritchie, supported by Genske, to approve the FY89/90 Budget amendments as presented (copy attached). Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.
5. PARKS COMMISSION APPOINTMENT -
Moved by Ritchie, supported by Genske, to appoint S. Jandasek to the Park's Commission for a two year term. Ayes: Ritchie, Walters, Gregory, Genske, Yates.
Nays: Baroni. Motion carried.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JUNE 25, 1990

FIRST OF AMERICA BANK BUILDING - 8123 MAIN STREET

The meeting was called to order at 8:21 p.m. by the President.

ROLL CALL:

Present: Jack Ritchie, Mick Gregory, Terry Walters, Carl Genske, Geary Baroni,
Loren Yates. Absent: Bob Stacey.

PUBLIC HEARING:

1. TO HEAR OBJECTIONS TO THE PROPOSED ABANDONMENT AND PARTIAL VACATION OF FOURTH STREET NORTHWEST OF BROAD TO THE RAILROAD RIGHT-OF-WAY.

There were no citizens who wished to speak.

The hearing closed at 8:27 p.m.

APPROVAL OF MINUTES:

Moved by Walters, supported by Genske, to approve the minutes of the May 29, 1990 joint parks meeting and the June 11, 1990 regular meeting as presented. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

1. Dan Clark, representing People for Peace, addressed Council presenting plans for development of Peace Park.
2. Wm. McCliment, representative of Orchard, Hiltz & McCliment, addressed Council explaining contract overage and changes in the figures for Dan Hoey/Baker Road Project Roadway and Utilities extensions.

APPROVAL OF AGENDA:

Moved by Ritchie, supported by Genske, to approve the agenda as amended. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

NON-ARRANGED CITIZEN PARTICIPATION:

None.

COMMUNICATIONS:

Mr. and Mrs. Wooll sent a letter of commendation to the D.P.W. regarding prompt clean up of the fallen tree.

BILLS/PAYROLL COSTS:

Moved by Genske, supported by Baroni, to approve bills and payroll costs in the amount of \$68,380.31. Ayes: Ritchie, Gregory, Walters, Genske, Baroni, Yates. Nays: none.

REPORTS:

Sheriffs - Sgt Rider presented the May 1990 Sheriff's report.

Planning Commission - Council received the written Planning Commission report (copy attached).

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE)
2. RESOLUTION FOR PARTIAL FOURTH STREET VACATION AND ABANDONMENT.

OLD BUSINESS

1. SETTLEMENT AGREEMENT; DEXTER V. KINGSLEY

NEW BUSINESS

1. P.U.D. AREA PLAN - JOHN F. HOEY DEVELOPMENT; POLLACK DESIGN ASSOCIATES, APPLICANT.
2. BID SOLICITATION PACKAGE FOR BITUMINOUS SURFACE TREATMENT FY 90/91.
3. PEACE PARK PLAN
4. BUDGET AMENDMENTS FY 89/90
5. PARKS COMMISSION APPOINTMENT
6. COMPENSATION OF PLANNING COMMISSION RECORDING SECRETARY
7. *Pl. Commission Appt.*

PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

DEXTER VILLAGE ZONING BOARD OF APPEALS

FIRST OF AMERICA - 8123 MAIN ST.

JUNE 25, 1990

AGENDA

CALL TO ORDER 8:00 P.M.

PUBLIC HEARING:

APPEAL OF VILLAGE ZONING OFFICER'S DECISION DENYING THE
USE OF A RESIDENCE IN R-1C ZONING FOR THREE DWELLING
UNITS. RICHARD AND MARY PNIEWSKI, APPLICANTS.

ROLL CALL

APPROVAL OF MINUTES OF JUNE 11, 1990 MEETING OF ZONING BOARD
OF APPEALS

NEW BUSINESS:

1. APPEAL OF DECISION DENYING USE OF RESIDENCE IN
R-1C FOR THREE DWELLING UNITS; PNIEWSKI.

ADJOURNMENT

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JUNE 25, 1990

AGENDA

CALL TO ORDER: IMMEDIATELY FOLLOWING ADJOURNMENT OF ZONING
BOARD OF APPEALS MEETING - FIRST OF AMERICA BUILDING

ROLL CALL

PUBLIC HEARING

1. TO HEAR OBJECTIONS TO THE PROPOSED ABANDONMENT AND
PARTIAL VACATION OF FOURTH STREET NORTHWEST OF BROAD TO
THE RAILROAD RIGHT-OF-WAY.

APPROVAL OF MINUTES OF THE JUNE 11, 1990 REGULAR MEETING AND
THE MAY 29, 1990 JOINT PARKS MEETING *and April 30, 1990 Special Meeting.*

PRE-ARRANGED CITIZEN PARTICIPATION*

1. PRESENTATION BY PEOPLE FOR PEACE: DAN CLARK
2. REPRESENTATIVE OF ORCHARD, HILTZ & MCCLIMENT:
CONTRACT OVERAGE

APPROVAL OF AGENDA

Dextech is fully underway with the 41,678 square feet expansion recently approved and expect to be under production therein by the end of the year. I also recently met with their representative to discuss the development of a plating facility currently being planned as yet another expansion. The acquisition of additional land by Dex-Tech still remains a very distinct possibility.

Variety Die & Stamping, currently underway with construction of their new facility on Lot #24 will almost certainly exercise their option to purchase Lot #36 when the Phase II infrastructure development begins.

Door Controls International will begin construction of their new 18,770 square foot facility on Lots 18 & 19 immediately following final site plan approval and receipt of building permits.

Siko Products is expected to close within the week on Lot #38. Plans for a 5,000 square foot first phase of this facility are being prepared currently.

Dexter Gear & Spline - while no longer the holder of a sales agreement, has indicated a continued interest in relocating to the Park. If financing is arranged, this could still become a reality.

We are currently working with two additional existing manufacturers, one in Dexter, one in a nearby community, for the possible expansion or relocation into the Industrial Park. Both would be potentially significant facilities. The entrance signage and landscaping for the Park should be completed this year. As soon as I feel the revenues will equal or exceed the adopted budget, we will submit a request for proposal package to Council for approval.

- The first application of chloride to alleys and shoulders was accomplished on Thursday, June 7th.

- The easement for the test well work on the Hall property was granted and signed by Mr. Hall on Thursday, June 7th. Since the engineering contract has been approved and representatively signed by Council, we can now begin the actual test well development and analysis.

Village Manager's Report - June 11, 1990

- The bid letting for the reconstruction of Easterly Dan Hoey Road was conducted by the State Transportation Department in Lansing on Wednesday, June 6 th. Seven bids were submitted; the low bidder, and subsequent contract awardee, was "Michigan Paving Industries Inc. of Hamburg" at \$249,001.22. Our engineer's estimate had been set at \$255,902.47, so the bid came in slightly below estimate. We continue to expect construction to begin the third week of July.

- The old water tower has been entirely dismantled, and the last remnants of scrap will have been taken away for salvage by the time this report is circulated. A few small pieces of the structure have been saved as historic momentos and will be given to the Dexter Area Historical Society.

- The weather warning siren was taken off the tower prior to demolition and will be promptly relocated at an alternately strategic location in the community.

- The slurry and chip seal work was completed on Baker Road, and the Main and Broad Street "seam" work was done as well. The process has been improved upon this year and the look and quality would seem to be quite effective. While the contractor was in town, a significant amount of work was done to repair and improve upon areas that were done last year under less than appropriate weather conditions. All the repair work was done without charge and the total bill will come in at or below the \$11,235.00 quoted.

- The L.D.F.A. will be meeting sometime within the next month for the purpose of adopting an amendment to the original financing plan which will reprioritize some of the projects to be completed and funded through the L.D.F.A. It will also call for a 3.5 million dollar revenue bond to be floated by the L.D.F.A. to finance phase II on and off-site improvements for the completion of the Dexter Business and Research Park. Because of the huge success of the Park, the Bond debt should be exclusively serviced through taxes generated in the Park and will require no General millage obligation. We believe that the Phase II construction can begin in early summer 1991, assuming Council gives approval to the L.D.F.A.'s plans and provided that the Bond Council of Miller, Canfield, Paddock & Stone approves the financial soundness and marketability of the bond issue and debt service burden.

- (Industrial Park Update:)

Donald Plasterer of Growers Supply will be closing on Lot #20 on July 1st.

DEXTER VILLAGE COUNCIL PROCEEDINGS
JUNE 11, 1990

EXPLANATION	CODE	CONSTRUCTION/ENGINEERING	WA REPLACEMENT FUND
Pittsburg Tank & Tower Co.	591.556.000-972.014		\$5,668.00
Long, Clark & Baker	202.451.000-814.100	\$300.00	
	TOTAL BILLS DUE	\$300.00	\$5,668.00

Development Program:

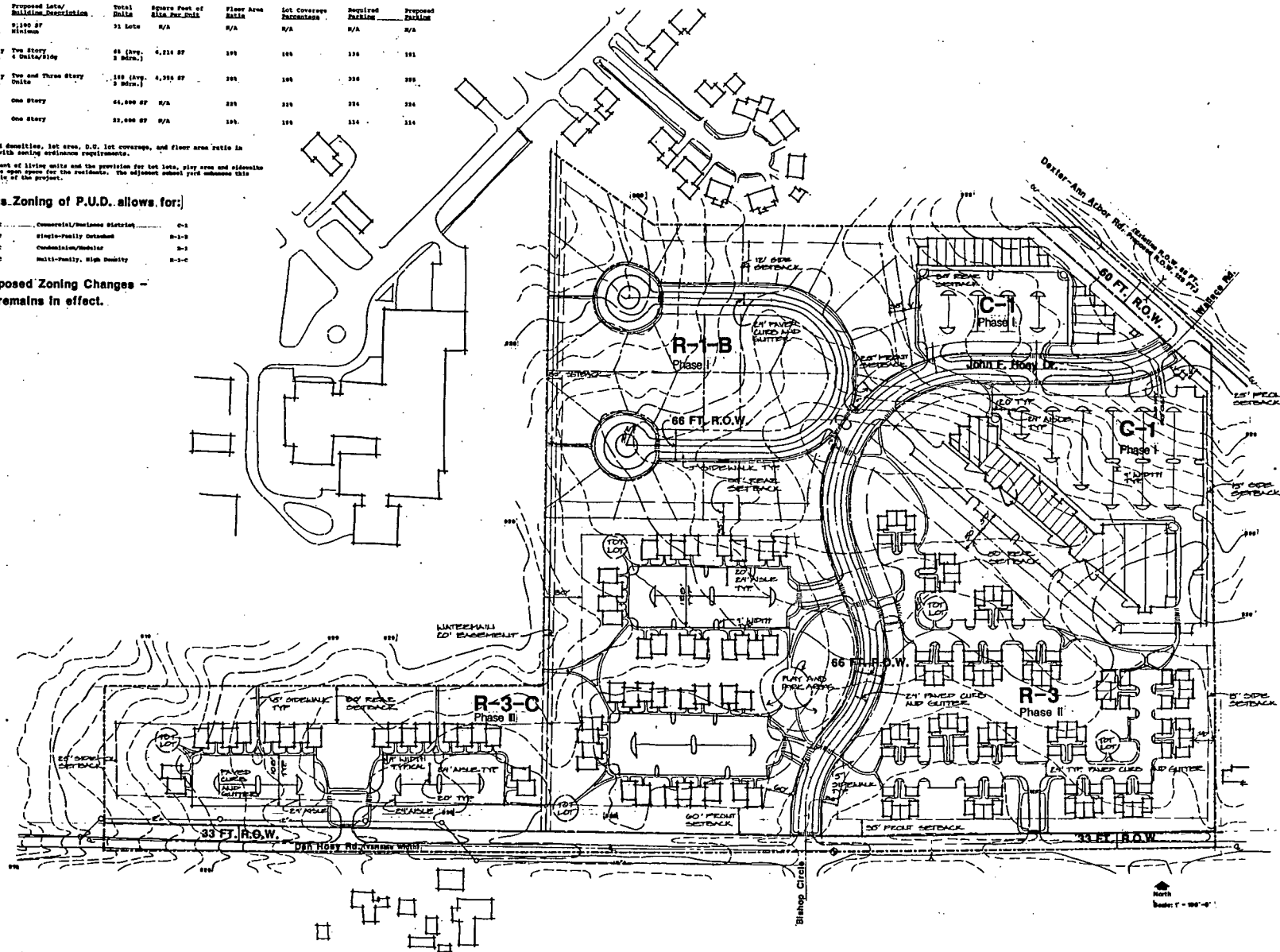
Proposed Land Use	Proposed Lots/ Building Description	Total Units	Square Feet of Site Per Unit	Floor Area Ratio	Set Coverage Percentage	Required Parking	Proposed Parking
R-1-B	One Family Residential Detached	31 lots	N/A	N/A	N/A	N/A	N/A
R-3	Multi-Family Residential Detached	68 (Avg. 2 Units/lot)	4,216 SF	100	100	336	336
R-3-C	Multi-Family Residential Detached	180 (Avg. 2 Units/lot)	4,200 SF	200	100	336	336
C-1	Commercial (Retail)	64,000 SF	N/A	200	200	336	336
C-2	Commercial (Retail)	32,000 SF	N/A	100	100	336	336

Notes: All proposed densities, lot area, D.U. lot coverage, and floor area ratio in accordance with zoning ordinance requirements.
The arrangement of living units and the provision for lot area, play area and sidewalk provide units open space for the residents. The adjacent school site enhances this characteristic of the project.

Previous Zoning of P.U.D. allows for:

30 AC	Commercial/Residence District	C-1
30 AC	Single-Family Detached	R-1-B
30 AC	Medium-Density Residential	R-3
30 AC	Multi-Family, High Density	R-3-C

No Proposed Zoning Changes -
P.U.D. remains in effect.



John F. Hoey Planned Unit Development

Village of Dexter
Washtenaw County, Michigan

Client: Village of Dexter
John F. Hoey Family
P.O.
John F. Hoey Family
7794 Dexter-Ann Arbor Road
Dexter, Michigan 48130
(313) 225-9817

Lead Planner:
Patterson Design Associates
220 South Main Street
Ann Arbor, Michigan 48104
(313) 962-9523

Area Plan

Layout Plan

Revision Date: 28 June 1990
Revision Date: 21 May 1990
Issue Date:
Drawing Date: 18 April 1990

John F. Hoey Planned Unit Development

Village of Dexter
Washtenaw County, Michigan

Owner / Applicant:
John F. Hoey Family
c/o
Jack R. Blanchard
7195 Dexter - Ann Arbor Road
Dexter, Michigan 48130
(313) 426-3937

Land Planner:
Pollock Design Associates
270 South Main Street
Ann Arbor, Michigan 48104
(313) 663-9572

Area Plan

Grading and Storm Sewer Plan

13 June 1990
Revision Date 21 May 1990
New Date
Drawing Date 3 April 1990

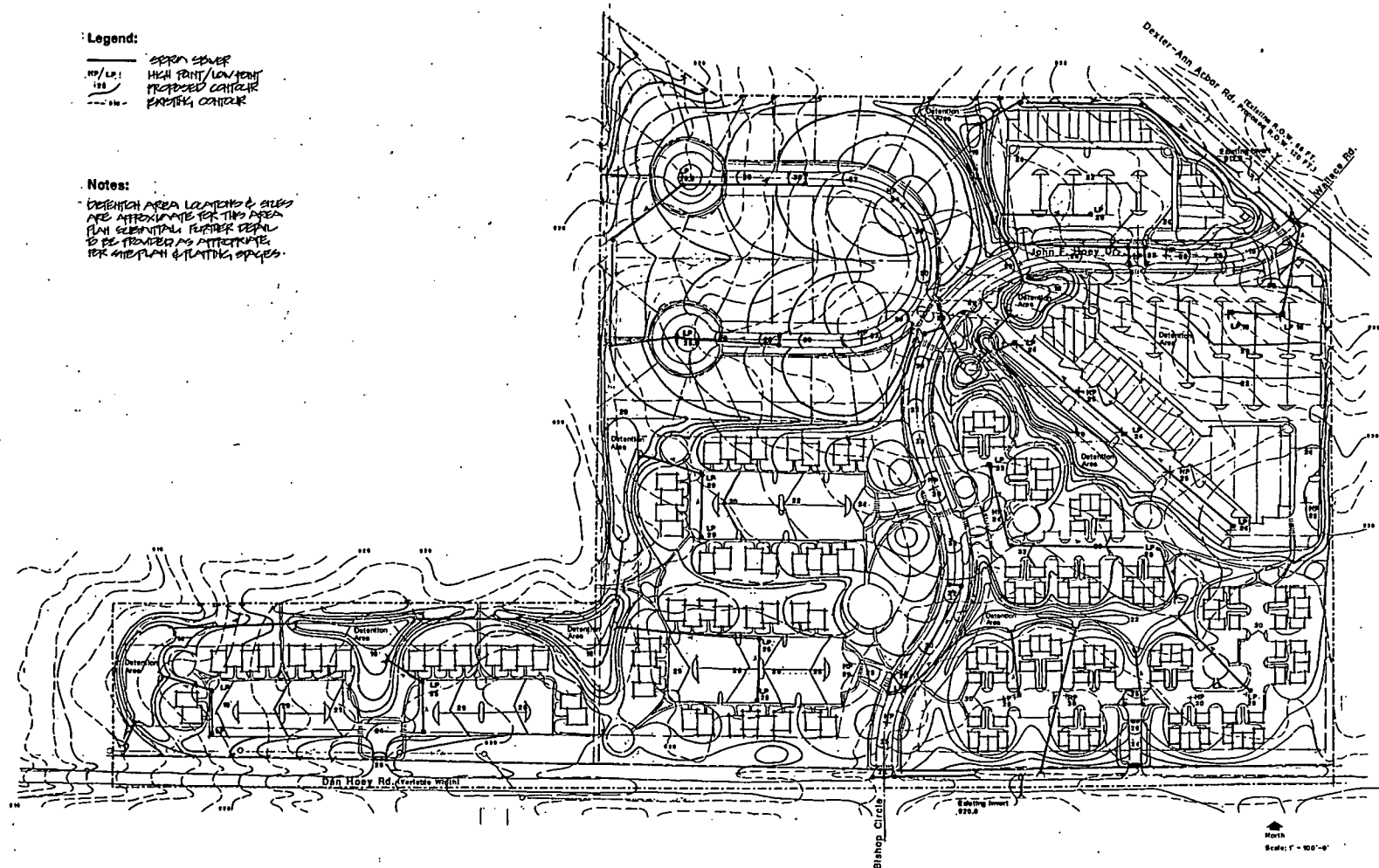
Sheet Number 3 of 5

Legend:

SPRINKLER
HIGH POINT/LOW POINT
PROPOSED CONTOUR
EXISTING CONTOUR

Notes:

DETENTION AREA LOCATIONS & SIZES
ARE APPROXIMATE FOR THIS AREA
PLAN. FURTHER DETAIL
TO BE PROVIDED AS APPROPRIATE
FOR THE PLAN & PLATTING STAGES.



John F. Hoey Planned Unit Development

Village of Dexter
Washtenaw County, Michigan

Owner / Applicant:
John F. Hoey Family
c/o
Jack R. Blanchard
7755 Dexter-Ann Arbor Road
Dexter, Michigan 48130
(313) 426-3897

Land Planner:
Pollack Design Associates
220 South Main Street
Ann Arbor, Michigan 48104
(313) 663-9522

Area Plan

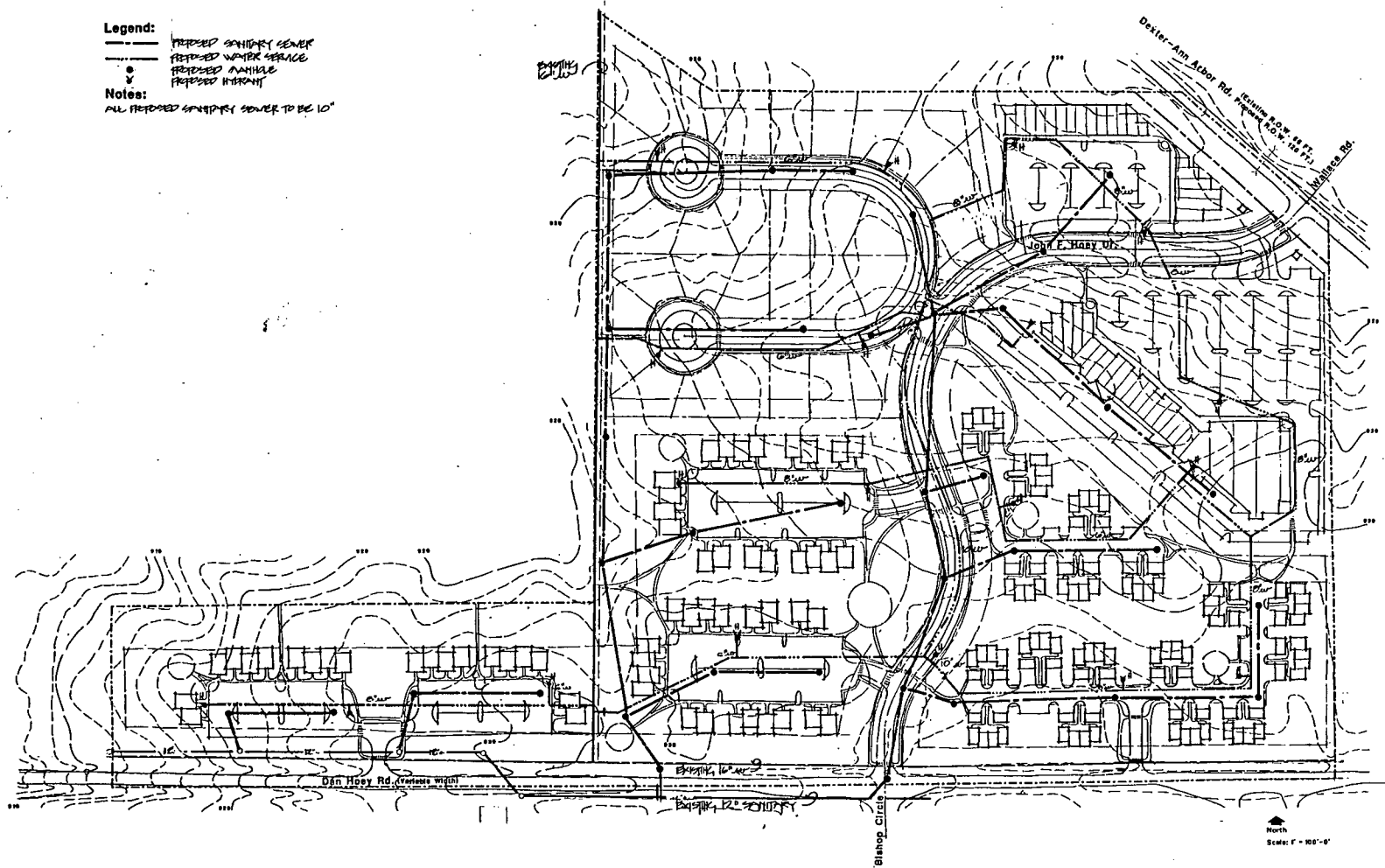
Sanitary Sewer and Water Service Plan

18 June 1999
Revision Date: 21 May 1999

Issue Date

Drawing Date: 2 April 1999

Sheet Number 4 of 8



John F. Hoey Planned Unit Development

Village of Dexter
Washtenaw County, Michigan

Owner / Applicant:
John F. Hoey Family
c/o
Jack R. Blanchard
7795 Dexter - Ann Arbor Road
Dexter, Michigan 48130
(313) 426-3897

Land Planner:
Pollock Design Associates
220 South Main Street
Ann Arbor, Michigan 48106
(313) 663-9522

Area Plan

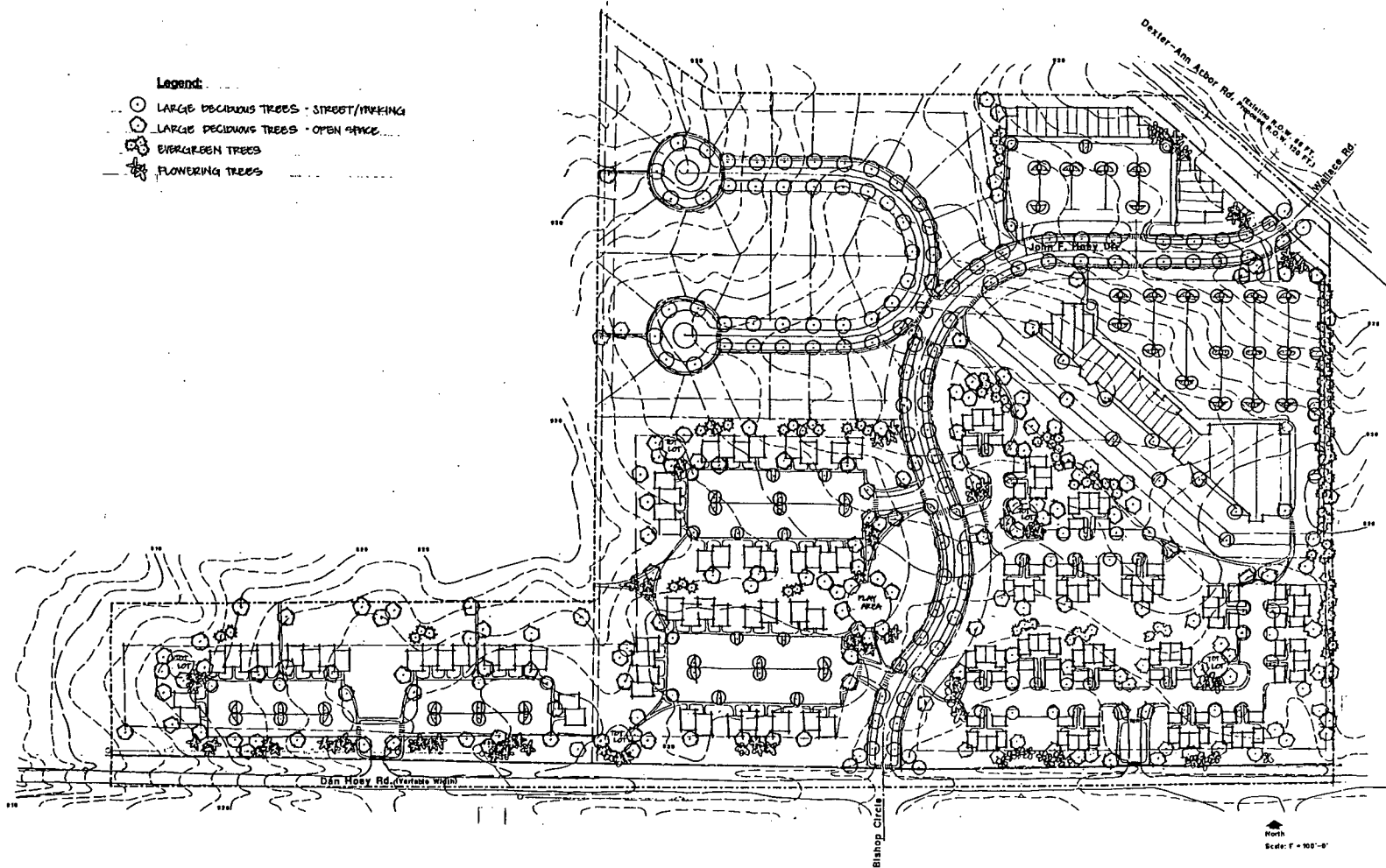
Landscape Plan

Revision Date 18 June 1996
21 May 1996

Issue Date:

Drawing Date 2 April 1996

Sheet Number 5 of 6



FINAL

BUDGET AMENDMENTS FY 89/90

DESCRIPTION	ADOPTED BUDGET FY 89/90	ACTUAL FY 89/90	RECOMMENDED AMENDMENT FY 89/90	AMENDED BUDGET FY 89/90
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GENERAL FUND

REVENUES

PROPERTY TAXES	291,650	299,008	7,350	299,000
STATE REVENUE SHARING	135,109	141,215	5,891	141,000
PERMITS & FEES	12,700	25,207	12,300	25,000
REFUSE/SOLID WASTE	159,720	157,897	(2,220)	157,500
PARK'G METER FEES & VIOL.	4,550	3,797	(850)	3,700
ORDINANCE FINES	8,600	8,833	200	8,800
INTEREST INCOME	7,400	10,111	2,600	10,000
EQUIPMENT RENTALS	23,070	17,032	(6,070)	17,000
BUILDING RENTAL & ADMIN	40,040	39,923	(540)	39,500
OTHER	<u>4,435</u>	<u>19,501</u>	<u>15,065</u>	<u>19,500</u>
TOTAL REVENUES	687,274	722,524	33,726	721,000

EXPENDITURES

LEGISLATIVE	27,765	29,850	2,235	30,000
GENERAL GOVERNMENT	90,260	88,191	(1,760)	88,500
PUBLIC SAFETY	299,303	290,291	(8,803)	290,500
PUBLIC WORKS	359,140	382,039	23,360	382,500
RECREATION & CULTURAL	2,950	2,300	(450)	2,400
COMM. SERVICES	<u>1,300</u>	<u>1,100</u>	<u>(200)</u>	<u>1,100</u>
TOTAL EXPENDITURES	780,718	793,771	14,382	795,000

OTHER FINANCING SOURCES
(USES)

TRANSFER FROM SEWER FUND	3,000	-0-	(3,000)	-0-
TRANS. FROM IND. DEV FUND	50,000	97,600	47,600	97,600
TRANSFER TO DEBT SERV.	-0-	(7,837)	(8,000)	(8,000)
TOTAL OTHER SOURCES/(USES)	53,000	89,763	33,600	89,600
TOTAL SURPLUS/(DEFICIT)	<u>(40,444)</u>	<u>18,516</u>		<u>15,600</u>
BEGINNING BALANCE 3/1/89	129,943	129,943		129,943
ENDING BALANCE 2/28/90	89,499	148,459		145,543

SPECIAL REVENUE FUNDS*

REVENUES

PROPERTY TAXES	139,355	248,726	109,145	248,500
STATE REVENUE SHARING	70,590	68,518	(209)	68,500
INTEREST INCOME	3,065	7,429	3,935	7,000

EXPENDITURES

HIGHWAYS & STREETS	384,926	266,565	(117,926)	267,000
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OTHER FINANCING SOURCES(USES)

TRANS FROM IND.DEV.FUND	194,500	123,965	(71,000)	123,500
TRANSFER TO DEBT SDRVICE	(32,520)	(116,547)	(84,480)	(117,000)

TOTAL OTHER SOURCES/USES	161,980	7,403	(155,480)	6,500
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TOTAL SURPLUS/(DEFICIT)	<u>(9,936)</u>	<u>65,511</u>		<u>63,500</u>
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BEGINNING BALANCE 3/1/89	46,977	46,977		46,977
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ENDING BALANCE 2/28/90	37,041	112,488	73,436	110,477
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*CONSISTS OF MAJOR STREETS; LOCAL STREETS; E.D.C.; & L.D.F.A. FUNDS COMBINED.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JULY 9, 1990

AGENDA

CALL TO ORDER 8:00 P.M. - FIRST OF AMERICA BUILDING; 8123
MAIN STREET.

ROLL CALL

PUBLIC HEARINGS

1. APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE; VARIETY DIE & STAMPING, 2221 BISHOP
CIRCLE EAST.

APPROVAL OF MINUTES OF THE JUNE 25, 1990 REGULAR MEETING

PRE-ARRANGED CITIZEN PARTICIPATION*

APPROVAL OF AGENDA

NON-ARRANGED CITIZEN PARTICIPATION

COMMUNICATIONS

APPROVAL OF BILLS AND PAYROLL COSTS

REPORTS

SHERIFF
FIRE DEPARTMENT
COMMITTEES AND COMMISSIONS
VILLAGE MANAGER

ORDINANCES AND RESOLUTIONS

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT
OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS
SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE)
2. RESOLUTION APPROVING APPLICATION OF VARIETY DIE &
STAMPING CO. FOR INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE FOR A NEW FACILITY AT 2221 BISHOP
CIRCLE EAST

OLD BUSINESS

NEW BUSINESS

1. FIRE HYDRANTS; MAINTENANCE AND OPERATION
2. RECYCLING RECEPTACLE PURCHASE
3. COMPUTER HARDWARE PURCHASE
4. CONTRACT AWARD - BITUMINOUS SURFACE TREATMENT FY 90/91
5. PRESENTATION OF FY 89/90 AUDITED FINANCIAL STATEMENTS
6. *Planning Commission Appt.*

PRESIDENT'S REPORT

ADJOURNMENT

*PRE-ARRANGED CITIZEN PARTICIPATION WILL BE LIMITED TO THOSE WHO NOTIFY THE VILLAGE MANAGER'S OFFICE BEFORE 5:00 P.M. THE THURSDAY PRECEDING THE MEETING STATING THEIR NAME AND INTENT.

DEXTER VILLAGE COUNCIL

REGULAR MEETING

JULY 9, 1990

FIRST OF AMERICA BANK BUILDING 8123 MAIN STREET

The meeting was called to order by the President at 8:00 p.m.

ROLL CALL:

PRESENT: Jack Ritchie, Carl Genske, Terry Walters, Mick Gregory, Geary Baroni, Bob Stacey, Loren Yates. ABSENT: None.

PUBLIC HEARINGS:

1. APPLICATION FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE; VARIETY DIE & STAMPING, 2221 BISHOP CIRCLE EAST -

The hearing convened at 8:01 p.m.

There were no citizens who wished to speak.

The hearing closed at 8:03 p.m.

APPROVAL OF MINUTES:

Moved by Genske, supported by Ritchie, to approve the minutes of the June 25, 1990 regular meeting as presented. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

PRE-ARRANGED CITIZEN PARTICIPATION:

None.

APPROVAL OF AGENDA:

Moved by Genske, supported by Ritchie, to approve the agenda as amended (copy attached) Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

COMMUNICATIONS:

Council received notice of the September 14, 1990 annual meeting of the Michigan Municipal League.

BILLS/PAYROLL COSTS:

Moved by Genske, supported by Stacey, to approve bills and payroll costs in the amount of \$71,349.09. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

REPORTS:

SHERIFF - Sgt. Rider was present to entertain questions and comments.

VILLAGE MANAGER - Council received the written Manager's report (copy attached).

ORDINANCES/RESOLUTIONS:

1. ZONING ORDINANCE AMENDMENT - REMOVAL OF GOVERNMENT OWNED BUILDINGS LANGUAGE AND ADDITION OF SCHOOLS AS SPECIAL USES IN RESIDENTIAL DISTRICTS (ON TABLE) -

President Yates stated he had asked the Village Manager to direct the Zoning Inspector to draft an ordinance to incorporate recent opinions rendered by the

Village Attorney. The subject remains on the table.

2. RESOLUTION APPROVING APPLICATION OF VARIETY DIE & STAMPING COMPANY FOR INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR A NEW FACILITY AT 2221 BISHOP CIRCLE EAST -
Moved by Ritchie, supported by Gregory, to adopt the resolution approving the application for Industrial Facilities Exemption Certificate for a new facility at 2221 Bishop Circle East for a period of 8 (eight) years (copy attached). Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

OLD BUSINESS:

None.

NEW BUSINESS:

1. FIRE HYDRANTS: MAINTENANCE AND OPERATION -
Council will anticipate a report from the Public Utilities Department for next meeting. Moved by Baroni, supported by Stacey, to table the subject. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.
2. RECYCLING RECEPTACLE PURCHASE -
Moved by Stacey, supported by Baroni, to accept the Village Manager's recommendation to purchase 3-4 yard fiberglass units from Team Recycling Systems at a cost of \$2,955.00. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.
3. COMPUTER HARDWARE PURCHASE -
Moved by Baroni, supported by Walters, to accept the Village Manager's recommendation to purchase a Hyundai computer system at a cost not to exceed \$4,000.00. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.
4. CONTRACT AWARD - BITUMINOUS SURFACE TREATMENT FY90/91 -
Moved by Ritchie, supported by Genske, to award the contract for bituminous surface treatment FY90/91 to Highway Maintenance & Construction Co. for Broad St, Forest Avenue, Second Street and Grand Avenue for \$18,164.76. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.
5. PRESENTATION OF FY89/90 AUDITED FINANCIAL STATEMENTS -
Council received financial statements for FY89/90 from Village Auditor, Kenneth Berthiaume.
6. PLANNING COMMISSION APPOINTMENTS -
Moved by Baroni, supported by Genske, to appoint Dave Hosmer for the Planning Commission for a three (3) year term. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

PRESIDENT'S REPORT

L. Yates spoke of the meeting held on the afternoon of July 9, 1990 and the repair of fire hydrants. He also stated "I am not going to back the road going through the park

JULY 9, 1990

PAGE 3

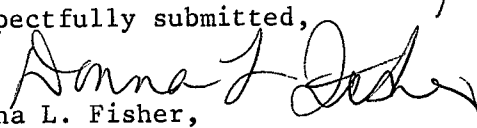
at the Dexter Downtown Development Authority meeting".

President Yates has called a Special meeting/Council retreat for July 14, 1990 at 9:00 a.m. at the Chelsea Hospital.

ADJOURNMENT:

Moved by Baroni, supported by Stacey, to adjourn the meeting at 8:40 p.m. Ayes: Ritchie, Genske, Walters, Gregory, Baroni, Stacey, Yates. Nays: none.

Respectfully submitted,


Donna L. Fisher,
Village Clerk

FILING APPROVED

7-23-90

DEXTER VILLAGE COUNCIL
SUMMARY OF BILLS AND PAYROLL COSTS

JULY 9, 1990

PAYROLL COSTS (PAGE 2)	\$ 15,894.20
BILLS DUE (PAGE 3)	54,854.17
PETTY CASH (PAGE 4)	53.22
CONST & ENG. FUND (PAGE 5)	<u>547.50</u>
TOTAL BILLS AND PAYROLL COSTS ALL FUNDS	<u><u>\$ 71,349.09</u></u>

PAYEE--EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
<u>PAYROLL COSTS - JUNE 23, 1990</u>							
Sandra J. Egeler		477.03	55.30				
Janet C. Karvel		28.17-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			628.44			106.47	106.47
Lisa Lemble		319.96					
Kurt Augustine		129.64		205.26	97.23		
Keith L. Kitchen		316.49		121.73			
Patrick A. McKillen		225.53		329.62	86.74		
Kyle Menard		122.25		125.74	41.91		
Derek R. Wiseley		135.15		213.99	101.36		
Thomas C. Desmet						832.96	
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						50.82	370.61
Larry C. Sebring						285.20	285.20
<u>PAYROLL COSTS - JUNE 30, 1990</u>							
Sandra J. Egeler		497.76	55.30				
Janet C. Karvel		140.88-G					
		140.89-R					
James M. Palenick		425.88		106.47	106.47	140.89	140.89
Larry N. Wagner			661.52			106.47	106.47
Lisa Lemble		319.98					
Kurt Augustine		129.64		237.68	64.82		
Keith L. Kitchen		121.73		365.19			
Patrick A. McKillen		277.58		208.18	69.39		
Kyle Menard		111.77		97.80	69.86		
Derek R. Wiseley		118.62		355.86			
Thomsa C. Desmet						562.24	270.71
Andrea Dorney						506.68	
Edward A. Lobdell						636.40	
Daniel L. Schlaff						203.26	304.92
Larry C. Sebring						171.12	57.04
TOTAL PAYROLL COSTS		4,605.72	1,400.56	2,473.99	744.25	4,886.48	1,783.20

PAYEE—EXPLANATION	CODE	101 GENERAL	206 FIRE	202 MAJOR ST.	203 LOCAL ST.	590 SEWER	591 WATER
Ann Arbor Welding supply Co.	441-740	10.00					
Barrett Paving Materials Inc.	474-974			48.01			
Berthiaume/89-90 Audit	VARIOUS	1,995.00		410.63	410.62	1,640.00	821.25
BPM Chemicals	548-742					2,074.60	
Carpenter Hardware/Lumber	VARIOUS	58.29		6.35			
Clark Building Supply	441-740	24.50					
Comerica Inc.	301-995	500.00					
Curtin Matheson Scientific	548-743					122.15	
Detroit Edison							
8140,8014,7982,8050 Main	VARIOUS	293.37					
3676,3620 Central/WA tower	556-920						1,453.77
8360 Huron/Cwood lift-sta.	548-920					3,860.76	
Dexter Office Supply	VARIOUS	8.73				3.43	2.38
Dexter, Village of	VARIOUS	12.94	8.63			43.64	
GAAM Gloves, Inc.	556-740						30.00
Grainger	VARIOUS					110.91	85.34
Hackney Ace Hardware	VARIOUS	84.79				17.94	10.69
Jones Chemicals	556-742						200.00
Killins Concrete Co.	474-974			591.43			
Layne-Northern Co.	556-937						11,570.71
Len's Rubbish/cont 6-90	528-816	9,828.33					
MI Bell - 426-4572	548-853					170.97	
" " - 426-8530	441-853	44.99					
MI Municipal League/Legal dues	101-815	200.00					
MI Municipal Risk Manage/Ins.	VARIOUS	8,766.53				5,165.99	1,721.98
Municipal Supply Co.	556-937						174.00
Parts Peddler Auto Supply	VARIOUS	34.44					
Pezzani& Reid	441-939	176.05					
Ram Communications of MI	441-853	18.50					
Ronald A Meyer Electric	441-931	50.00					
Scio Twsp/print taxes	253-901	295.17					
South Huron Industrial, Inc.	463-825.005			675.00			
Thompson-McCully	556-740.001						74.56
Williams Sewer Service, Inc.	548-826					840.00	
U.S. Postal Service	253-727	106.80					
TOTAL BILLS DUE		22,508.43	8.63	1,731.42	410.62	14,050.39	16,144.68

DEXTER VILLAGE COUNCIL

JULY 9, 1990

PETTY CASH

ADMINISTRATIVE

Council supplies	101-101-956	\$ 3.83
Mileage	101-172-861	6.50

D.P.W.

GAS	101-441-751	10.00
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SEWER DEPARTMENT

Postage	590-548-727	1.49
Lab supplies	590-548-743	24.38
Part for mower	590-548-939	<u>7.02</u>

PETTY CASH EXPENDED ALL FUNDS		<u>\$ 53.22</u>
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DEXTER VILLAGE COUNCIL PROCEEDINGS

JULY 9, 1990

<u>PAYEE/EXPLANATION</u>	<u>CODE (CONSTRUCTION & ENGINEERING)</u>	<u>AMOUNT</u>
BERTHIAUME, KENNETH A. AUDIT	251-000.733-823.00	\$547.50

VILLAGE MANAGER'S REPORT - JULY 9, 1990

- Mid year employee evaluations are currently being completed for all employees. The evaluations cover the period January 1, 1990 through June 30, 1990 and become a permanent part of each employee's personnel file, creating a history over time of objective, evaluative data. Salary adjustments are not made at mid year, but yearly following the January evaluations.
- On Friday, July 6th, myself; the Superintendent of Public Utilities; Richard Sachs from the Michigan Department of Public Health; and representatives of Jones & Henry Engineers; walked the site of the new potable water well field as the first step to the construction and location of a test well. The actual test well work should begin soon.
- On July 2nd, Donald Plasterer closed on Lot 20 of the Industrial Park in keeping with his sales agreement. his plans call for a construction start on his 10,000 square foot "Growers Supply" facility sometime later this year.
- Property tax bills for all real and personal property in the Village of Dexter were sent out on July 6th; payment is due September 14th.
- \$5,000.00 is being retained on the "Highway Maintenance" invoice for chip seal work done to Baker Road as per Council's directive. The estimated repair work to be done is 2300 - 2400 square yards; the original cost was .81/square yard, making actual total repairs \$1,850. - 2,000. If Highway Maintenance is awarded the FY 90/91 chip seal work, the Baker repairs will be accomplished when the mobilization for new contract work is completed. I might note that it is highly irregular to retain more than twice what is required as payment for work remaining on a contract such as this.
- The seeding of Monument Park should be completed early this coming week.
- You are receiving the completed FY 89/90 Village Audit with this packet; please review them in detail. You will find that the Village is in very good financial position. We have no deficit balances and are poised to continue to expand on the rebuilding program we have instituted over the last 2 years.

RESOLUTION

Minutes of a regular meeting of the Council of the Village of Dexter held July 9, 1990 at The First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M.

PRESENT Ritchie, Genske, Walters, Gregory Baroni Stacey Yates

ABSENT None

The following preamble and resolution were offered by
Ritchie and supported by
Gregory.

RESOLUTION APPROVING APPLICATION OF
VARIETY DIE & STAMPING CO. FOR
INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR A NEW FACILITY

WHEREAS, pursuant to P.A. Act 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on May 26, 1987, the Council by resolution established the Dexter Business and Research Park Industrial Development District; and

WHEREAS, Variety Die & Stamping Co. has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility being constructed and equipped within the Dexter Business and Research Park Industrial Development District; and

WHEREAS, before acting on said application, the Village of Dexter held a hearing on July 9, 1990, at the First of America Building, 8123 Main Street, Dexter, Michigan at 8:00 P.M., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility and installation of new machinery and equipment had not begun earlier than six (6) months before June 4, 1990, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Village of Dexter; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Village of Dexter, after granting this certificate, will exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF DEXTER THAT:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act NO 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Village of Dexter, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Village of Dexter.

2. The application of Variety Die & Stamping Co. for an Industrial Facilities Exemption Certificate with respect to a new facility being constructed and equipped on the following described parcel of real property situated within the Dexter Business and Research Park Industrial Development District, to wit:

All of Lot #24 of the Dexter Business and Research Park, according to the recorded plat thereof as recorded in Liber 26 of plats, pages 29 through 36 inclusive, Washtenaw County Records.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of 8 years after completion.

AYES: Ritchie, Genske Walters Gregory Baroni Sherry Yates

NAYS: None

RESOLUTION DECLARED ADOPTED.

Donna L. Fisher
DONNA L. FISHER, VILLAGE CLERK

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Council of the Village of Dexter, County of Washtenaw, Michigan, at a regular meeting held on July 9, 1990.

Donna L. Fisher
DONNA L. FISHER, VILLAGE CLERK

DEXTER VILLAGE COUNCIL

SPECIAL MEETING

JULY 14, 1990

RETREAT AGENDA

9:00 A.M. - CHELSEA COMMUNITY HOSPITAL - 755 S. MAIN STREET,
CHELSEA, MI DINING ROOM A

CALL TO ORDER

ROLL CALL

NEW BUSINESS:

TOPICS OF DISCUSSION

1. FACILITIES NEEDS: VILLAGE OFFICES, D.P.W.,
RELATION TO D.A.F.D.; LOCATIONS, TIMING,
FUNDING
2. CENTRAL DEXTER (OLDER CORE COMMUNITY)
INFRASTRUCTURE NEEDS
3. DEVELOPING DEXTER (NEW DEVELOPMENT AREAS)
INFRASTRUCTURE NEEDS
4. ORGANIZATIONAL APPROACH: VILLAGE VS CITY;
PERSONNEL NEEDS; LONG-TERM STRUCTURE

CONCLUSIONS: GOALS & OBJECTIVES REACHED

ADJOURNMENT

DEXTER VILLAGE COUNCIL
SPECIAL MEETING/RETREAT
JULY 14, 1990 - 9:00 P.M.

CHELSEA COMMUNITY HOSPITAL - DINING ROOM A
755 S. MAIN STREET - CHELSEA, MI.

CALL TO ORDER:

The meeting was called to order at 9:09 a.m.

ROLL CALL:

PRESENT: Mick Gregory, Bob Stacey, Jack Ritchie, Geary Baroni, Carl Genske, Terry Walters, Loren Yates. ABSENT: none.

The goal setting session opened with:

NEW BUSINESS:

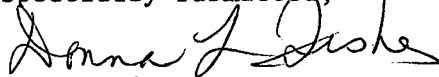
1. Discussion was held regarding facilities needs. A memo from the Village Manager regarding the establishment of a building replacement fund was highlighted. Various sites for possible location for new/relocation of Village offices and D.P.W. were discussed. The following goals were set -
Council will request the Village Manager:
 - A. Make recommendation regarding the establishment of a Building Replacement Fund.
 - B. Make recommendation regarding the amount of dollars available to establish such fund and appropriate percentage of budget that could transfer to such fund.
 - C. Survey possible sites for relocation of Village offices, including evaluation of Wallace's WALCO properties, A site for municipal lot, Village Offices, Senior Citizen Center, Council Chambers.
 - D. Contact Jim and Gerry Wallace regarding possible negotiations for future acquisition of said property.
 - E. Evaluate and make recommendation regarding new/relocation of D.P.W. site taking into consideration (1) the Village owned lot on First Street; (2) ~~and~~ Dexter Gear property.
2. CENTRAL DEXTER - INFRASTRUCTURE NEEDS -
Discussion was held regarding curb and gutter needs, financing of such improvements, concerns expressed by developers regarding storm and sanitary sewer tap-ins, concerns of local citizens seeing the need for cleaner streets and the possible recognition of Community Pride.
The following goals were set: The Council will request the Village Manager -
 - A. Refer the developers concerns regarding storm/sanitary sewers to the Public Utilities Dept. to insure design of system that is adequate for future development.
 - B. Take steps to insure engineering design of the Baker Road improvements will handle subsequent addition of curb and gutter if it is determined that it is not economically feasible to install curb and gutter at the time of the reworking of Baker Road.

- C. Give some thought to reinstituting the Village Manager column that used to appear in the Dexter Leader on a twice per month basis.
 - D. Investigate a street cleaning program with emphasis on (1) Street sweeping in the downtown area, and (2) removal of heavy gravel wash following storms; (3) methods of sweeping (4) possible acquisition of wet-application sweeping equipment.
 - E. The Council will appoint C. Genske and D. Fisher to a committee to investigating possible ideas for Community Pride.
3. DEVELOPING DEXTER INFRASTRUCTURE NEEDS -
- Discussion was held regarding development of new areas and a proposal from Scio township regarding Act 425. The following goal was set:
- The Village President should communicate to Scio Township that the Village is not interested in further investigation of a proposal for Act 425 and the Kingsley property.
4. ORGANIZATIONAL APPROACH:
- Discussion was held regarding the Village seeking city status, personnel needs, acquisition of a fax machine. The Village President stated that the Village Manager has requested the addition of one staff member for the Public Utilities Department, one staff member for the D.P.W. and $\frac{1}{2}$ staff member for the Village Office in the very near future.
- A. The Village President will investigate the procedure for gaining city status and will report to the Council.
 - B. The Council will recommend the Village Manager review the budget for possible purchase of a fax machine for the Village Office.

ADJOURNMENT:

Moved by Baroni, supported by Stacey, to adjourn the meeting at 11:00 a.m. Ayes: Gregory, Stacey, Richie, Baroni, Genske, Walters, Yates. Nays: none.

Respectfully submitted,


Donna L. Fisher,
Village Clerk

FILING APPROVED 7-23-90